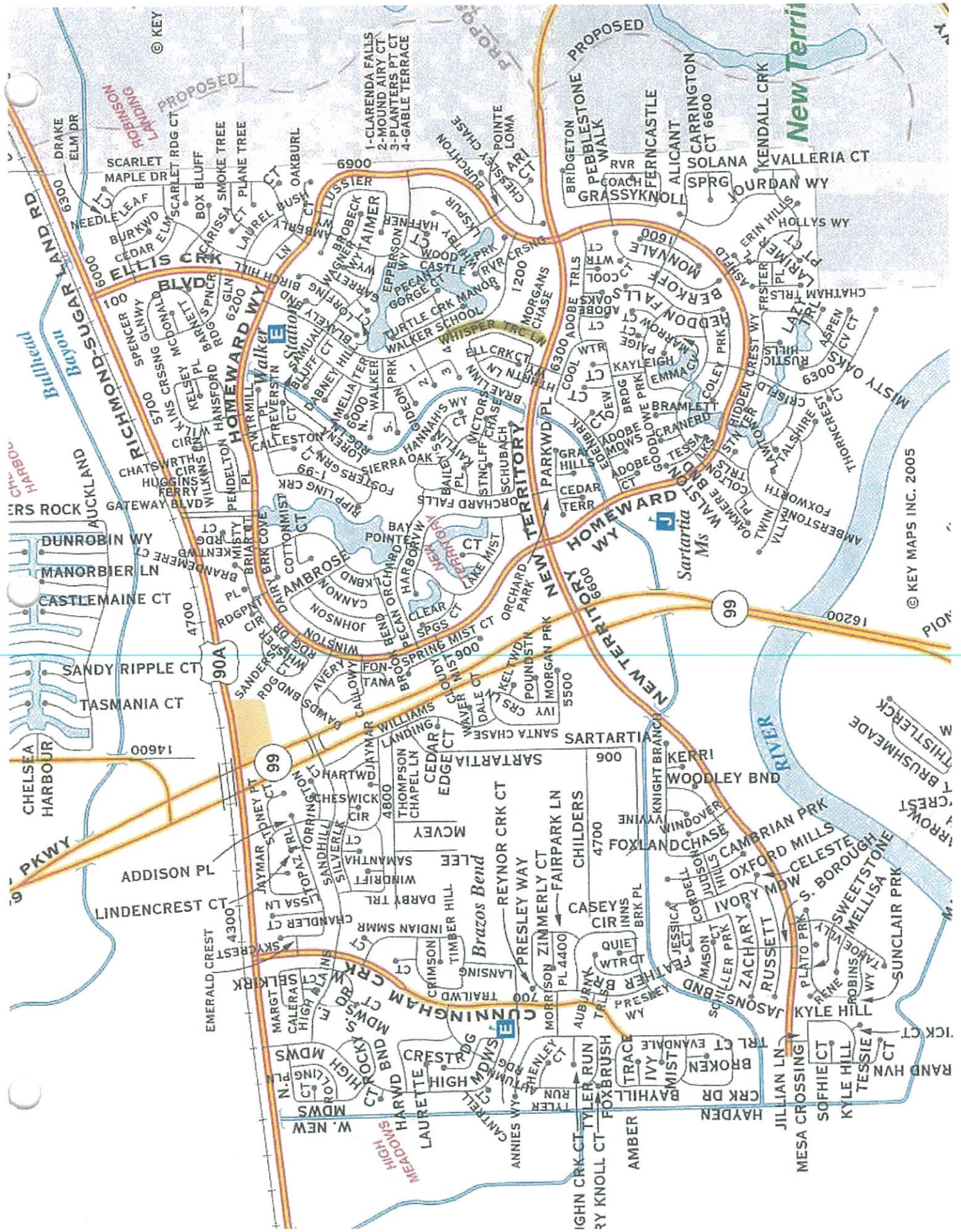




HOMEOWNER'S GUIDE

**Welcome to
New Territory Residential Community Association**



STREET LEGEND

Addison Place A3	Crimson Court B2	Keltwood Ct C3	Rustic Hills Court E5,F5
Adobe Court D5	Crisfield Dr E5,F5	Kendal Creek Drive F6	Samantha Court A3,B3
Adobe Meadows Court D5	Cunningham Creek A2,B2	Kennewick Court E0	Samual Bluff Court B6
Adobe Oaks Court D6	Dabney Hill Court B5,B6	Kentwood Court A5	Sandhill Drive A2,A3,B4
Adobe Trails Ct & Dr D6	Dairybrook Cove B4	Kerri Court D3	Sander's Ridge Ct & Dr ... A4
Alicant Drive E6	Darby Trails Drive A2,B2	Knight's Branch Drive D2,D3	Santa Chase Lane C3
Amberstone Dr E4,5	Darius Lane C1	Kyle Hill Lane E0	Sartalia Road B3
Amber Trace Court C1	David's Bend Drive A4	Lake Mist Ct & Dr C4	Scarlet Maple Ct & Dr A7,B7
Amberly Way C7	Dewbridge Ct & Dr D5	Lakebend Drive B5,B4	Scarlet Ridge Court A7
Ambrose Drive B4	Drake Elm Ct & Dr A7	Lakespur Drive C7,D6	Schubach Drive C5
Amelia Terrace Court B5	Erin Hills Court F6	Larimer Point Court F6	Selkirk Drive A2
Annie's Way C1	East Meadows Drive A2	Laurel Bush Lane B7	Shiller Park Lane D1
Ari Court D7	Edenbrook Ct & Dr D5	Laurette Court B1	Sierra Oaks Drive C5
Ashfield Place Court E6	Elcreek Court C5,D5	Lawton Circle E4	Silverlake Drive A2,A3,B3
Aspen Cove Circle F5	Emma Cove Court E5	Lazy Trails Court F5	Silverthoorne Drive E5
Avery Drive B4	Epperson Way & Ct C6	Lindencrest Court A2	Sinclair Park Lane E0
Autumn Ridge Drive B1	Evandale Lane C1,D1	Lissa Lane A2	Skycrest Drive A2
Bailey's Place Court C5	Fairpark Lane C2	Lorena Ridge Lane B6	Smoke Tree Ct & Ln B7
Barnett Ridge A6	Featherbrook Ct C1,C2	Lorring Lane B6	Solana Springs Dr E6
Bayhill Drive C1,D1	Ferncastle Lane E6	Lussler Drive B6,C7	Sophie Court E0
Bay Pointe Driv C4	Fontana B4	Margate Drive A2	Southborough Drive E1
Berkoff Ct & Dr E6	Forrester Place F6	Mason Court D1	South Meadows Court ... A2
Berryvine Dr D2	Foster's Green Dr B5	McDonal Court A6	Spencers Glen Drive A6,B6
Birch Hill Drive A7,B7	Foster's Court B5	Melissa Court E1	Spencers Glen Way A6
Blakely Bend Court B6	Foxbrush Lane C1	Mesa Crossing Lane E0	Spring Mist Court B4
Blakely Court C6	Foxland Chase D2	Misty Briar Court A5	Stonecliff Circle C5
Box Bluff Court A7,B7	Foxworth Court E4	Misty Oaks Lane F5	Stone Point Court A3
Braelinn Lane D5,C5,C6	Gable Terrace C6	Monvale Lane E6	Stone Terrace E4
Bramlett Ct E5	Gateway Blvd A5	Morgan Park Lane C3	Sweetstone Lane E1
Bridgeton Court D6	Garrett Way C6	Morgans Chase Lane D5	Tahoe Valley Lane E1
Brobeck Court C6,C7	Gideon Court C5	Morrison Place C1	Talshire Lane F4,5
Broken Trail Court D1	Goodlowe Park E5,6	Morrow Court E5,6	Taimer Court C6
Brook Bend Drive B4	Grand Haven Lane E0	Mound Airy Court C5,C6	Tessie Court E0
Burchton Drive D6,D7	Grassy Knolls E6	Needleleaf Lane A7	Tessa Lakes Ct E5
Burkwood Court A7	Gray Hills Court D5	New Meadows Court A1	Thorncrest Court F5
Cannon Lane B4	Haffner Drive C7	North New Meadows Dr .. A1	Timber Hill Ct & Dr B2
Calera Ct & Dr A2	Hannah's Way Court C5	Oakburi Court B7	Topaz Trail Drive A2,A3
Calleston Court B5	Hansford Lane A6	Oakburi Lane B6,B7	Torrington Court A3
Calloway Drive B4	Harbor View Dr C4,C5	Oakmere Place E4	Trail Wood Ct & Dr B2
Cambrian Park Court D2	Hartwood Court B3	Orchard Fall Drive C5	Treverstone Court B5
Cantrell Court B1	Harwood Drive B1	Orchard park Drive D5	Turtle Creek Manor C6
Carissa Sourt B7	Hayden Creek Drive D1	Oxford Mills Lane D1	Tyler Run C1
Carrington Court E6	Heatherton Way D5	Paige Court E5	Twin Valley Drive E4,5
Casey Circle C1,C2	Heddon Falls Dr C5,6	Parkriver Crossing D6	Valleria Court F6
Cedaredge Court B3	Henley Court C1	Parkwood Place D4,D5	Vaughn Creek Court C1
Cedar Elm Lane A7	High Meadows Ct & Dr ... A1,B1	Pebblestone Walk E6	Victor's Chase Drive C5
Cedar Terrace Court D4	High Plains Drive A2	Pecan Gorge Court C6	Wagner Way B6
Celeste Court E2	Hidden Crest Way E5	Pecan Grove C2	Walker School Road B6,C6
Chandler Court A2	Holly's Way E6	Pecan Orchard Blvd B4	Walkers Park North B5
Chatham Trails Court E6,F6	Huggins Ferry A5	Pendelton Place Ct & Dr . A5	Walkers Park South C5
Chatsworth Court A5	Indian Summer Ct & Dr ... B2	Perryknoll Court C1	Walston Bend Drive E5
ChelseaWay B2	Innsbrook Place C1,C2	Plantree Court B7	Watermill Place B5
Chessley Chase D6,D7	Ivory Meadow Lane D1	Planters Point Court C5	Waverdale Court C3
Cheswick Circle B3	Ivy Cross Lane C3	Plato Park Drive E1	West Meadows Drive A2
Clarenda Falls Drive B6,C6	Ivymist Court D1	Pointe Loma Drive C6,D6	West New Meadows Dr ... A1
Clear Spring Court C4	Ivyvine Court D2	Poundstone Court C3	Whisper Ridge Ct & Dr ... A4
Cloudy Mist Drive C4	Jasons Bend Drive D1	Presley Way C1,C2	Whisper Trace Lane C6,D6
Coley Park E5	Jaymar Drive A3,B3	Quiet Water Court C1	Whitby Court C6
Colton Trails E4,5	Jessica Court D1	Reynor Creek Court C1	Wilkins Crossing A5,A6
Cool Water Court D6	Jillian Lane E0	Ridgepoint Circle A4	Wilkins Lane A5
Cool Water Drive D5	Johnson Lane B4	Ridgepoint Drive A4	Williams Landing Dr C3,B3
Cordell D1	Jourdon Way E6	Rippling Creek Ct & Dr ... B5	Windover Court D2
Cottonmist Court B4,B5	Kaitlin Lane C5	Rivercoach Lane E6	Windrift Court B2
Cranford Ct E5	Kayleigh Ct & Dr D5	Rene Court E1	Winston Lane B4
Crestridge Drive B1	Kelsey Place Court A6	Robin's Way E1	Woodcastle D6
		Rocky Bend Drive A1	Woodley Bend D2
		Rolling Plains Drive A1	Zimmerly Court C1,C2
		Russet Lane E1	Zachary Lane E1

The descriptions and representations of proposed facilities and land uses contained herein are conceptual as of Jan. '93. The rear property line of all water-front lots in Pointe Royale do not extend to the water's edge as depicted herein. Nothing presented herein shall obligate Markborough Development Company Ltd. or any other party to construct such facilities or to develop the land as shown. Further, Markborough Development Company Ltd. reserves the right to change the size and location of proposed facilities and to change planned land uses as the development of New Territory continues. Markborough Development Company Ltd. does not build houses in New Territory. *We are pledged to the letter and spirit of the U.S. policy for the achievement of Equal Housing Opportunity in which there are no barriers to obtaining housing because of race, color, religion, sex or national origin.



Hello, and welcome to New Territory! We hope you are settling comfortably into your new home. As you are probably aware, living in a deed-restricted community affords great benefits, but it also comes along with responsibilities for us all – residents and association staff alike. Our mission at NTRCA is to maintain the community and amenities to the high standards that our residents expect and deserve.

We have prepared this Welcome Guide to help ease your transition and aid you in becoming familiar with community operations. Please feel free to visit our on-site Association Office located at 6101 Homeward Way; we are always happy to address your questions or concerns. You may also reach us by phone or email, and a contact list for all association staff is provided in this guide.

Be sure to visit our website at www.newterritory.org where you will find many helpful resources for homeowners, including our **Design Guidelines**. You will want to review the Design Guidelines before planning any changes or improvements to your property. Most changes to the exterior of your home will require pre-approval by the Modifications Committee, and those details are also found in this guide. We are certain that one of the reasons you chose New Territory is because of the consistent appearances of well-maintained homes within the individual neighborhoods. We ask our residents to partner with us by following the deed restrictions – a responsibility in home ownership that ultimately serves the purpose of maintaining home values.

Finally, we hope you will take these next steps to get involved and stay informed of projects, issues, and matters that impact your neighborhood and the community as a whole. There are multiple avenues for getting news and information about New Territory operations:

- **Attend our open Board Meetings.** New Territory is governed by an elected Board of Directors who are also residents, and their meetings are held on the third Monday of each month. You will find a meeting calendar in this guide, and you can also subscribe to our online calendar feed.
- **Share your email address with your elected Rep.** New Territory is comprised of 47 individual neighborhoods, each with a resident-elected representative (*commonly referred to as a 'Rep'*). You will find a list of all Reps included in this guide, on the website, and in the newsletter that is mailed to your home each month. Your Rep is a true liaison who acts on behalf of their neighbors through board elections, maintaining open lines of communication with the NTRCA, fostering positive neighborhood relations, and keeping neighbors informed of issues and projects affecting their neighborhood and the community as a whole.
- **Subscribe to receive our NTRCA emails.** Visit our homepage at www.newterritory.org and click the red 'SUBSCRIBE' button to share your email address with us, or simply scan the QR code below. We won't bombard you, but we will keep you alerted once or twice a week to activities or events that affect our community.

In closing, allow me to emphasize that your satisfaction and contentment are very important to us at NTRCA. Please let us know if you have any questions or concerns; we are always available to help.

Michael J. Walker, CMCA
Executive Director, New Territory Residential Community Association



New Territory Residential Community Association Management Staff

ASSOCIATION OFFICE

6101 Homeward Way
Sugar Land, TX 77479
TEL: 281-565-0616
FAX: 281-565-0188

Monday – Friday: 8:00am to 4:00pm

ASSOCIATION OFFICE STAFF

Michael Walker, Executive Director	ExecutiveDirector@newterritory.org	281-340-0425
Carol Sherwood, Accounting Director	AccountingDirector@newterritory.org	281-340-0433
Silvia Rivas, Accounting Coordinator	AccountingCoordinator@newterritory.org	281-340-0433
Shannon Garcia, Community Relations	CommunityRelations@newterritory.org	281-565-0420
Chidinma Egwim, Compliance Manager	ComplianceManager@newterritory.org	281-340-0429
Roger Lopez, Compliance Coordinator	ComplianceCoordinator@newterritory.org	281-340-0427
Giovanna Poindexter, Office Asst	Receptionist@newterritory.org	281-565-0616

THE CLUB AT NEW TERRITORY

1200 Walker School Road
Sugar Land, TX 77479
TEL: 281-565-1070
FAX: 281-565-1130

Monday – Friday: 7:00am to 7:00pm
Saturday: 8:00am to 6:00pm
Sunday: 12:00pm to 6:00pm

Club Staff

Bo Hahn, Parks/Rec/Facilities Director	ParksandRecreationDirector@newterritory.org	281-565-4431
Martin Figueroa, Recreation Manager	RecreationManager@newterritory.org	281-565-8826
Paul Stacy, Parks & Facilities Manager	MaintenanceManager@newterritory.org	281-340-0435
Danish Akhtar, Marketing & Athletics	MarketingCoordinator@newterritory.org	281-565-8193
Saraswathi Srinivaan, Preschool Director	ELPcoordinator@newterritory.org	281-565-9346

TENNIS PRO SHOP

Russ Kennedy, Tennis Director
1200 Walker School Road
Sugar Land, TX 77479
TEL: 281-565-5355

TennisDirector@newterritory.org 281-565-5355
Monday – Thursday: 9am to Noon & 3:30pm to 7:30pm
Friday: CLOSED
Saturday: 9am to Noon
Sunday: CLOSED

New Territory Board of Directors

New Territory is dedicated to ensuring the beauty, safety, and stability of the area, promoting neighborliness and pride among the residents, and forming a base for representation in matters affecting the community. The Association is governed by a seven-member Board of Directors. Elections are held annually with each Director serving a two-year term of office. Board of Director meetings are held the third Monday of each month at 7:00pm.

The current Board Members and their contact information is listed below:

President

Michael Cassidy
832-656-7471
Michael.Cassidy@newterritory.org

Vice President

Louis Manuel
281-265-7255
Louis@newterritory.org

Treasurer

Debra Eckhart Simpson
281-381-6289
Debbie@newterritory.org

Secretary

Charles Basden
281-728-6603
Charles@newterritory.org

Director

Jeff Myerson
281-565-0907
Jeff@newterritory.org

Director

Baseer Pirzada
832-969-6913
Baseer@newterritory.org

Director

Patrick Hood
281-980-7863
Patrick@newterritory.org

Association Office, 6101 Homeward Way.....281-565-0616
 Website.....www.newterritory.org
 Michael - Executive Director.....executivedirector@newterritory.org
 Carol - Director of Accounting.....accountingdirector@newterritory.org
 Silvia - Accounting Coordinator.....accountingcoordinator@newterritory.org
 Chidinma - Compliance Manager.....compliancemanager@newterritory.org
 Roger- Compliance - A/P Coordinator.....compliancecoordinator@newterritory.org
 Giovanna - Receptionist.....receptionist@newterritory.org
 Shannon - Community Relations Coordinator.....communityrelations@newterritory.org

NTRCA Resident Board Members

Michael Cassidy, President
 michael.cassidy@newterritory.org

Louis Manuel, Vice President
 louis@newterritory.org

Charles Basden, Secretary
 charles@newterritory.org

Debra Eckhart Simpson, Treasurer
 debbie@newterritory.org

Jeff Myerson, Director
 jeff@newterritory.org

Patrick Hood, Director
 patrick@newterritory.org

Baseer Pirzada, Director
 baseer@newterritory.org

Neighborhood Representatives

Autumn Ridge...Cathy MurffAutumnRidge@newterritory.org
 Blakely Bend Section 1...Rita Dib.....BlakelyBend@newterritory.org
 Blakely Bend Section 2...Dan Foley.....BlakelyBend2@newterritory.org
 Brandon's Pointe...Nicole Polit.....BrandonsPointe@newterritory.org
 Cambridge Park...Bob DoddCambridgePark@newterritory.org
 Chapel Bend...Carrie PannebakerChapelBend@newterritory.org
 Cias Ridge...Clay Alumbaugh.....CiasRidge@newterritory.org
 Clayton's Bend...Brendan Hill.....ClaytonsBend@newterritory.org
 Crescent Ridge...**OPEN**.....CrescentRidge@newterritory.org
 Curran Place...Gary LaFontaine.....CurranPlace@newterritory.org
 Easton Lakes...David Burgess.....EastonLakes@newterritory.org
 Foster's Green...Barry Morgenroth.....FostersGreen@newterritory.org
 Greystone Place Section 1...Debra McGaugheyGreystonePlace1@newterritory.org
 Greystone Place Section 2...Arif JafferGreystonePlace2@newterritory.org
 High Meadows...Ian Kjos.....HighMeadows@newterritory.org
 Lake Pointe...Sharon ColeLakePointe@newterritory.org
 Lakewind...Cindy Arcement.....Lakewind@newterritory.org
 Lakewind Phase II...Tom SeerdenLakewind2@newterritory.org
 Laurel Crest...Garry JohnsonLaurelCrest@newterritory.org
 Meadow Crest...Joan Gandee.....MeadowCrest@newterritory.org
 Meadowvale...Salam Mahamad.....Meadowvale@newterritory.org
 Morningside...Josh MortonMorningside@newterritory.org
 Pecan Park Estates...Beth HallPecanParkEstates@newterritory.org
 Pecan Point...John Shelton.....PecanPointe@newterritory.org
 Pointe Royale...Tahir Bhatti.....PointeRoyale@newterritory.org
 Preston Forest...Lisa Brettmann.....PrestonForest@newterritory.org
 Remington Crest...Salim SavaniRemingtonCrest@newterritory.org
 River Glen...Jim Rhame.....RiverGlen@newterritory.org
 Robinson's Landing 1...Betty Lozada.....RobinsonsLanding@newterritory.org
 Robinson's Landing 2...**OPEN**.....RobinsonsLanding2@newterritory.org
 Sander's Ridge...Danny ArangoSandersRidge@newterritory.org
 Spencer's Glen...Abdul Quadir.....SpencersGlen@newterritory.org
 Spinnaker Cove...Debbie Depinet.....SpinnakerCove@newterritory.org
 Sterling Chase...Teresa Yeager.....SterlingChase@newterritory.org
 Sterling Heights...Joanne FridaySterlingHeights@newterritory.org
 Stone Creek...Josh Bibb.....StoneCreek@newterritory.org
 Stonehaven...Jan Curry.....Stonehaven@newterritory.org
 Summerhill...Richard LumsdenSummerHill@newterritory.org
 Sunset Cove...Terry EvansSunsetCove@newterritory.org
 Tessa Lakes...**OPEN**.....TessaLakes@newterritory.org
 Thompson's Landing...Ryan NolenThompsonsLanding@newterritory.org
 Walker's Station Section 1...Mike Mantel.....WalkersStation1@newterritory.org
 Walker's Station Section 2...Jimmy Elkins.....WalkersStation@newterritory.org
 Watermill Section 1...Susheem MehtaWatermill1@newterritory.org
 Watermill Section 2...MaryGregg ManuelWatermill2@newterritory.org
 West Meadows...Dan Gallo.....WestMeadow@newterritory.org
 Wilkin's Crossing...**OPEN**.....WilkinsCrossing@newterritory.org

Club Information and Hours

1200 Walker School Road
 281-565-1070 • Fax: 281-565-1130

Bo Hahn, Director of Parks & Recreation
 parksandrecreationdirector@newterritory.org

Paul Stacy, Parks and Facilities Manager
 maintenancemanager@newterritory.org

Martin Figueroa, Recreation Manager
 recreationmanager@newterritory.org

Danish Akhtar, Marketing Coordinator
 marketingcoordinator@newterritory.org

Saraswathi Srinivasan, Preschool Coordinator
 elpcoordinator@newterritory.org

Club Operating Hours

Mon. - Fri. 5:30 a.m. - 9:30 p.m.
 Sat. - 7:30 a.m. - 7:30 p.m.
 Sun. - 12:00 p.m. - 6:00 p.m.

Tennis Information and Hours

Pro Shop • 281-565-5355
 Russ Kennedy, Tennis Director
 tennisdirector@newterritory.org

Pro Shop Hours

Mon. - Thurs. 8:30 a.m. - 12:30 p.m.
 & 3:45 p.m. - 8:00 p.m.
 Fri. & Sat. 8:30 a.m. - 12:30 p.m.

Pool Management Company

Aquatic Advisors: 713-609-9489

Neighborhood Crime Watch Coordinators

Blakely Bend, Jagi Chandnani.....713-504-4760
 Cambridge Park, Carole Dodd.....281-770-0336
 Easton Lakes, Sigi Lavelle.....281-565-6128
 Lake Pointe, Sharon Cole.....281-450-4806
 Lakewind, Dharam Arya.....281-745-2547
 Meadowcrest, Dana Martin.....713-714-4692
 Morningside, Barbara Crabtree.....281-630-1369
 River Glen, Jim Rhame.....713-542-9916
 Sander's Ridge, Andy Stewart.....281-435-0839
 Spinnaker Cove, Anh Nguyen.....832-741-6105
 Sterling Chase, Jeff Nutter.....281-468-8030
 Stonehaven, Kathy Ashmore.....281-796-4965
 Wilkins Crossing, Carissa Scholin...773-682-0908

Scan to subscribe to NTRCA emails!





2021 MEETINGS CALENDAR

JANUARY						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7*	8	9
10	11	12	13	14	15	16
17	18*	19	20*	21	22	23
24	25	26	27	28	29	30
31						

JULY						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

BOARD MEETINGS	
3rd Mondays @ 7:00 pm at The Club	
IMPORTANT! Jan 18th - NTRCA Annual Mtg & Board Election	
Jan 25	Jul 19
Feb 15	Aug 16
Mar 15	Sep 20
Apr 19	Oct 18
May 17	Nov 15
June 21	Dec 20

FEBRUARY						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

AUGUST						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

BOARD WORKSHOPS	
1st Mondays @ 7:00 pm at The Club	
<i>Board Workshop schedules are subject to change; please check the online meetings calendar, or call the Office.</i>	
NOTE: Budget Workshops are marked with an asterisk (*)	
Jan 4	July 5
Feb 1	Aug 2
Mar 1	Sept 7*
Apr 5	Oct 4*
May 3	Nov 1
June 7	Dec 6

MARCH						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SEPTEMBER						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7*	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MODIFICATIONS COMMITTEE MEETINGS	
3rd Wednesdays @ 3:30 pm via ZOOM	
<i>Modifications Ctme meeting schedule is subject to change; please check the online meetings calendar, or call the Office.</i>	
DG Forum 5pm	Jan 20
	July 21
	Feb 17
	Aug 18
	Mar 17
	Sep 15
	Apr 21
	Oct 20
	May 19
	Nov 17
	June 16
	Dec 15

APRIL						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

OCTOBER						
S	M	T	W	T	F	S
					1	2
3	4*	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

NEIGHBORHOOD REPRESENTATIVE MEETINGS			
1st Thursdays @ 7pm or 1st Fridays @ 12pm at The Club			
IMPORTANT! Jan 7th - NTRCA Board Candidate Forum			
Thursday	Jan 7*	July X	No mtg in July
Friday	Feb 5	Aug 6	Friday
Thursday	Mar 4	Sep 2	Thursday
Friday	Apr 9	Oct 1	Friday
Thursday	May 6	Nov 4	Thursday
Friday	Jun 4	Dec 3	Friday

MAY						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

NOVEMBER						
S	M	T	W	T	F	S
	1	2	3	4	5	6
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JUNE						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

DECEMBER						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

2020 HOLIDAYS - NTRCA OFFICE CLOSED		
Friday	Jan 1	New Year's Day
Friday	Apr 2	Good Friday
Monday	May 31	Memorial Day
Friday	July 2	Independence Day
Monday	Sept 6	Labor Day
Thursday	Nov 25	Thanksgiving
Friday	Nov 26	Day after Thksgvng
Friday	Dec 24	Christmas Eve
Friday	Dec 31	New Year's Eve

- Board Meetings
- Workshops
- Modifications Committee Meetings
- Holidays - NTRCA Office is CLOSED

What to Expect From Your Homeowners Association

The New Territory Homeowners Association and the Association staff provide a variety of services to the community. Your annual assessment covers the cost of many of these services. This includes:

- Maintenance of the landscaping in common areas, including regular lawn care and seasonal updates.
- Maintenance of equipment and amenities. This includes upkeep such as painting, repairing, and replacing worn or outdated materials.
- A professional management team that ensures the ongoing viability and protection of the assets of the community. The Association staff works under the auspices of the resident elected Board of Directors. This governing body considers and takes action on resolutions, policies, budget, and other matters requiring Board consensus.
- Contracted private law enforcement presence 24 hours per day.
- Communication efforts that include a monthly newsletter mailed to each home, and a website that provides useful information and timely updates.

What is Expected of Each Homeowner

Not everyone is accustomed to living in a planned community that has a Homeowner's Association. Living in a community like New Territory comes with rules and regulations that have been adopted by homeowner committees and the Board of Directors. Homeowners are required to comply with the agreed upon rules and regulations set forth. It is the responsibility of each homeowner to become familiar with the governing documents, all of which can be found on the website www.newterritory.org, or you can scan the QR code below with your smart phone to be directed to NTRCA's Governing Documents.



Exploring the Community Website

www.newterritory.org

Full access to our website is only granted to our confirmed residents. Click here to sign up, or to request a password reset if you've forgotten your login information.

Watch this red banner for special announcements!

The screenshot shows the New Territory website homepage. At the top, there is a green header with the 'New Territory' logo and a search bar. Below the header is a red banner with the text '2019 KID FISH ROODEO - Saturday, May 4th @ 8:00am at Pecan Park'. A navigation menu includes links for HOME, INFORMATION, BOARD OF DIRECTORS, CLASSIFIEDS, PARKS & RECREATION, NTRCA DOCS, and CONTACT. The main content area features a large photo of a 'NEW TERRITORY' sign in a landscaped area. Below the photo, there is introductory text about the community's location and amenities. A 'Community Amenities' section lists various facilities like a club, pools, and sports fields. A 'New Territory on the Map' section provides contact information for the association office. At the bottom, there is a 'QUICK LINKS' section with various utility links.

Click here for a list of Association Staff and contact information.

Click here to download important required forms, read board meeting minutes, and view the NTRCA's governing documents.

Help us keep you informed! Click here to share your email so the NTRCA can keep you in-the-know about important community matters.

Notice a maintenance issue within the community? Click here to report it!

Here you will find a list of helpful pages and website links for vacation house watch programs, trash pickup schedules, and much more.

Click here to read the latest edition of the New Territory Newsletter.

Be Involved in Your Community

Part of what makes New Territory a great place to live is the involvement of residents. Being involved is a great way to get to know our neighbors and make new friends. Each neighborhood has a Neighborhood Representative. The Neighborhood Rep. attends monthly meetings with the New Territory staff where updates are provided regarding any issues and projects, and the Reps., in turn, bring questions and issues to the Association. The Neighborhood Rep. is a true liaison who acts on your behalf, and enhances communication efforts. In addition, the Rep. coordinates your annual neighborhood National Night Out evening, and entrance holiday decorations. For more information about your neighborhood, please visit the www.newterritory.org website to access your neighborhood's private page.

Another way to participate is by becoming a member of a committee. The committees are: Public Safety, Nominating, Modifications, Landscape Advisory, and New Construction. For more information on each of these committees, please visit the website, and use the menu bar to navigate to *Board of Directors > NTRCA Committees*.

Amenities

As a resident of New Territory you have a variety of privileges available to you. As a new resident, to use some of the amenities you will need to first fill out necessary paperwork provided at the Association Office or found on the website. The **Facility Membership Information Sheet** must be approved and stamped by someone at the Association office, and you will then take the approved form to The Club in order for you to receive your **Club Card**. If you are leasing a home, you must provide a copy of your signed lease as well as the Relinquishment of Rights form signed by the property owner. Anyone requesting a Club Card must also provide their drivers license and a copy of each child's birth certificate or passport. Only children over ten years old will receive their own Club Card. Please note that there is a limit to the number of Club Cards that will be provided for each address. Extended family member passes can be purchased.

At The Club you will find the **basketball court and the work out rooms**. There are weights and weight machines, as well as running machines that you can enjoy while watching TV. Please check the website or stop by The Club for the monthly exercise class schedule. Personal trainers are also available for an additional fee. Rooms at the Club can be rented for meetings and parties. Please contact The Club for availability.

All **four pools** are staffed with lifeguards and have "baby pools" and playground areas. Your Club Card is required to enter the pool areas. Swim teams and swim meets take place at the pool at The Club. Swim lessons are also available.

New Territory has a professional **Tennis** Staff that provides year-round instruction and offers a variety of children's tennis programs. Stop by the Pro Shop located at The Club tennis courts, or check out the tennis pages on the website.

A popular program offered at The Club is the **Early Learning Program**, also known as ELP. This state licensed pre-school is for children 18 months old through five years. **Babysitting** services are also provided on a limited basis. Fees for both vary, so please check with The Club.

Another feature is the various **Parks** within New Territory. In addition to pocket parks and playgrounds found in neighborhoods, other larger parks are provided for your enjoyment. Most included covered picnic table areas and restrooms, and can be reserved for parties. Please contact the Association office for availability.

The Club at New Territory Guest Policy & Fees

New Territory has policies in place in order to maintain high property values as well as a high quality of life for our residents. With these goals in mind, New Territory offers guest passes and encourages residents and their guests to use the facilities. **Please note: Residents must be in good standing with the NTRCA office to enter the facilities or purchase guest passes.**

Visiting Friends & Relatives

Accompanied by a resident

Facility Guests

Residents must accompany all guests. Guests will not be admitted into the facilities without a resident. Guest passes are honored by The Club gym and fitness center only. Residents will be allowed two (2) guests and will be charged a guest fee of \$6/visit for all visitors age 10 and up. Residents must remain with their guests at all times. Guests will be required to provide a state issued ID and must fill out an emergency contact form before being admitted into the facility. Once admitted, guests will be issued an ID sticker which must be worn at all times in the facility.

Pool Guests

Residents must accompany their guests at all times while using the pools. Guests will not be admitted without a resident. Residents must present Club card upon entry to the pools. Residents may bring up to nine (9) guests and will be charged \$3/guest for all guests over the age of ten. Guest fees must be paid with a punch card which can be purchased at The Club in increments of \$3, \$12, and \$24.

Visiting Friends & Relatives

NOT accompanied by a resident

Seven Day Guest Pass

Guest passes must be purchased by a resident for guests age 10 and older. Guest passes are \$15 and will be honored at The Club facility and pools for seven consecutive days. Resident must provide all guest names, addresses, ages, and phone numbers at the time of purchase. Guests must present their Club card upon entry to the facilities.

Summer Guest Pass

Summer guest pass must be purchased by a resident for guests age 10 and older. Summer guest passes are \$150 and will be honored at The Club facility and pools from June 1-August 31. Passes will not be prorated. Resident must provide all guest names, addresses, ages, and phone numbers at the time of purchase. Guests must present their Club card upon entry to the facilities.

Extended Family Guest Requirements

Extended family guest passes must be purchased by the resident and a limit of two (2) extended family guest passes are allowed per account. At the time of purchase, extended family member must present a picture ID and proof of residency. Extended family member must present their Club issued ID card upon entering the facility.

Extended Family Guest Fees

	1 Month	6 Month	1 Year
Ages 10-49	\$45	\$202	\$405
Ages 50 and up	\$34	\$154	\$304

ENJOY THE GREEN SPACES AND TRAILS



LEGEND

- | | | | |
|------------|-----------|------------|----------|
| Walking | Pavilion | Swim | Softball |
| Running | Tennis | Volleyball | |
| Cycling | Grill | Soccer | |
| Playground | Restrooms | Fishing | |

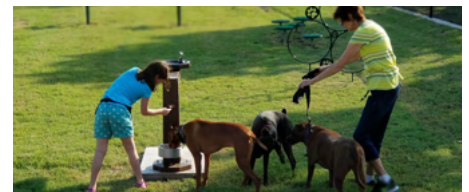
Anderson Park
4910 New Territory Blvd.



Cunningham Creek
300 Cunningham Creek Blvd.



Dog Park
4910 New Territory Blvd.



Ellis Creek
6101 Homeward Way



Pecan Park East
5506 Pecan Orchard Blvd.



Pecan Park West
5506 Pecan Orchard Blvd.



The Club
1200 Walker School Rd.



Sports Complex
5350 New Territory Blvd.



Veterans Memorial
4500 New Territory Blvd.



The Club @ New Territory Facility Membership Information Sheet

For Office Use Only

Account Number: _____ Previous Homeowners: _____

Last name desired on account: _____

Home Address: _____

NT Subdivision: _____

Home E-Mail Address: _____

Phone Number: _____

Emergency Contact Information: _____

Relinquishment of rights form for renters must be completed and signed by the property owner.

May we share your email address with your Neighborhood Representative so you can stay informed of news or announcements affecting your immediate subdivision? YES NO

1. Primary Member's Name: _____ Sex: M F
Date of Birth (mm/dd/yyyy): _____ Marital Status: M S D
Employer: _____ Work Number: _____
Additional Contact Number (cell, etc.) _____

NTRCA Approval

NTRCA Approval: DL BC Legal Document: _____

2. Primary Member's Name: _____ Sex: M F
Date of Birth (mm/dd/yyyy): _____ Marital Status: M S D
Employer: _____ Work Number: _____
Additional Contact Number (cell, etc.) _____

NTRCA Approval

NTRCA Approval: DL BC Legal Document: _____

3. Primary Member's Name: _____ Sex: M F
Date of Birth (mm/dd/yyyy): _____ Marital Status: M S D
Employer: _____ Work Number: _____
Additional Contact Number (cell, etc.) _____

NTRCA Approval

NTRCA Approval: DL BC Legal Document: _____

4. Primary Member's Name: _____ Sex: M F
Date of Birth (mm/dd/yyyy): _____ Marital Status: M S D
Employer: _____ Work Number: _____
Additional Contact Number (cell, etc.) _____

NTRCA Approval

NTRCA Approval: DL BC Legal Document: _____

I received and read a copy of the Rules and Policies of The Club @ New Territory. I understand that I am responsible for informing all of the members of my household.

Primary Member's Signature

Date

The Club @ New Territory / Facility Membership Information Sheet (Page 2)

Home Address: _____

5. Primary Member's Name: _____ Sex: M F
Date of Birth (mm/dd/yyyy): _____ Marital Status: M S D
Employer: _____ Work Number: _____
Additional Contact Number (cell, etc.) _____

NTRCA Approval

NTRCA Approval: DL BC Legal Document: _____

6. Primary Member's Name: _____ Sex: M F
Date of Birth (mm/dd/yyyy): _____ Marital Status: M S D
Employer: _____ Work Number: _____
Additional Contact Number (cell, etc.) _____

NTRCA Approval

NTRCA Approval: DL BC Legal Document: _____

7. Primary Member's Name: _____ Sex: M F
Date of Birth (mm/dd/yyyy): _____ Marital Status: M S D
Employer: _____ Work Number: _____
Additional Contact Number (cell, etc.) _____

NTRCA Approval

NTRCA Approval: DL BC Legal Document: _____

8. Primary Member's Name: _____ Sex: M F
Date of Birth (mm/dd/yyyy): _____ Marital Status: M S D
Employer: _____ Work Number: _____
Additional Contact Number (cell, etc.) _____

NTRCA Approval

NTRCA Approval: DL BC Legal Document: _____

9. Primary Member's Name: _____ Sex: M F
Date of Birth (mm/dd/yyyy): _____ Marital Status: M S D
Employer: _____ Work Number: _____
Additional Contact Number (cell, etc.) _____

NTRCA Approval

NTRCA Approval: DL BC Legal Document: _____

10. Primary Member's Name: _____ Sex: M F
Date of Birth (mm/dd/yyyy): _____ Marital Status: M S D
Employer: _____ Work Number: _____
Additional Contact Number (cell, etc.) _____

NTRCA Approval

NTRCA Approval: DL BC Legal Document: _____



RELINQUISHMENT OF RIGHTS

Return completed form to Receptionist@newterritory.org or deliver the form to NTRCA, 6101 Homeward Way, Sugar Land TX 77479

RELINQUISHMENT OF RIGHTS
Date: _____ (mm/dd/yyyy)
My name is: _____, and I am the property owner at: _____.
I do hereby relinquish my rights, and the rights of my spouse and other family members, to the use of The Club, the swimming pools, and any resident prices placed on any programs provided by New Territory. This relinquishment shall be in effect for the duration of the lease of this property. In my place, I would like resident privileges to be extended to my tenants who are those who are currently listed in the lease agreement. (Limit of 4 adults).
I have listed each of my tenants below: _____ _____ _____ _____ _____

CANCELLATION of RELINQUISHMENT OF RIGHTS
Date: _____ (mm/dd/yyyy)
My name is: _____, and I am the property owner at: _____.
I do hereby CANCEL relinquishing my rights, and the rights of my spouse and other family members, to the use of The Club, the swimming pools, and any resident prices placed on any programs provided by New Territory. This cancellation shall take effect on _____ (mm/dd/yyyy).

Signature: _____

Printed Name: _____

Home: _____

Cell: _____

Email: _____



General Rules and Policies

***Residents must be in “Good Standing” with the NTRCA office to enter the facility or register for any programs.**

- Residents ages ten and older must have their valid Club I.D. or government issued I.D. when entering the facility
- Club ID cards left will be available at the front desk.
- If you have lost your card, a replacement card may be purchased for \$10.00 at the Club front desk.
- One free replacement card will be provided due to damage. Damaged cards must be shown at the time of replacement.
- Using someone else’s Club ID Card is also grounds for suspension for both parties.
- Shirt and shoes must be worn at all times in all areas.
- NTRCA facilities are non-smoking facilities.
- Alcoholic beverages are not permitted on The Club grounds unless sanctioned by Club management.
- No recreational devices with wheels are allowed in the building-bicycles, rollerblades, scooters, etc.
- Fighting, foul language, disrespect to staff, threats to staff or other participants, vandalism and horseplay will not be tolerated and are grounds for Club suspension.
- All children under the age of ten must be supervised by an adult 18 years or older.
- Children under the age ten are not allowed to sit in the lobby while their parents use the facility.
- Parents may not work out in the weight room and leave children unattended.
- Bouncing balls are allowed in the gym only.
- Belongings left in the facility will be considered abandoned property and turned in to lost and found. After six (6) months, all items left in the lost and found will be donated to a local charity.

Program/Event Rules

- Requests for full refunds will be considered for medical reasons only, and only with a doctor’s note. All other refunds will be charged a \$5 administrative fee.
- Refunds will be issued in the event The Club cancels an event, program, or league.
- The Club will not refund a day or days lost due to “force majeure” (forces that are beyond the staff’s control).
- At the time of enrollment, participants will receive specific program rules and guidelines.
- We reserve the right to add or edit the program rules or guidelines depending on learned situations.



Weight Room Rules

***Residents must be in “Good Standing” with the NTRCA office to enter the facility or register for any programs.**

- No one under the age of 16 is allowed in the fitness room. Residents ages 13-15 will be allowed in the fitness room with a current weight certification card. All other residents must be 16 or older to enter the fitness room.
- Anyone found in the fitness center under the age of 16 or without current weight certification will automatically be suspended for three (3) days.
- Personal trainers for our residents or their guests must be a certified trainer under contract with NTRCA.
- Cardio equipment is limited to 30 minutes at a time.
- Sweat towels are provided at The Club front desk. In addition, disinfectant wipes are available in both the weight room and cardio room. These wipes should be used to wipe down the machines and to help with hygiene.
- Appropriate work out attire is required in the fitness room. No street clothes or free flowing clothes. No open toed shoes, flip flops or other inappropriate shoes will be allowed.
- All weights must be re-racked when you are finished using them.
- Eating is not allowed in the weight room.
- No foul language or abusive behavior towards staff, members or guests.
- Fighting will NOT be tolerated. Fighting will result in an automatic suspension of the facility.
- Lockers are provided for day use only. Items found left in lockers will be placed in lost and found.
- Belongings left in the facility will be considered abandoned property and turned in to lost and found.
- Personal CD's without headphones are not allowed. The radio will remain on 96.5.
- We encourage personal Hygiene. To keep the weight room pleasant for all residents air freshener may be sprayed at the staff's discretion.



Gymnasium Rules

***Residents must be in “Good Standing” with the NTRCA office to enter the facility or register for any programs.**

- NO DUNKING. (Violation of this rule will result in an automatic seven (7) day suspension.)
- No hanging on the basketball rims. (Violation of this rule will result in an automatic seven (7) day suspension).
- ***No food or drinks are allowed in the gyms.****
- Any actions or language deemed abusive by The Club Staff will be grounds for immediate dismissal and/or suspension from the facility. (No refunds will be given to guest who are asked to leave the facility)
- Sports specific equipment will be allowed in the gym during open times. i.e. basketballs during open basketball, volleyball during volleyball time. Badminton during badminton. (No footballs or tennis balls are allowed in the gym)
- A ten minute warning will be given at the end of open gym time. Residents and guests must leave the gym at the staff’s request; failure to do so may result in suspension from the club.
- The gym may be set up for Family time.
 - Family time: This time is set aside for families to play. No games are allowed during this time. The goals will be set at different heights so all children will be able to play.

** Participants of club sponsored leagues may bring sports drinks and/or water into the gym @ the time of practice or during their own games.*

Adult Night Rules

***Residents must be in “Good Standing” with the NTRCA office to enter the facility or register for any programs.**

*** The Club will be closed to residents under the age of 18

- Adult night applies to the gym and weight room.
- A Club ID card or government issued ID needs to be shown to enter the facility.
- Each resident is allowed to bring two guests at a cost of \$6.00 per guest per visit.
- **Residents must accompany their guest into the facility. Guests may not retrieve a resident from inside the facility.**
- A government issued picture ID will be required to verify the age of guests.
- No one under the age of eighteen (18) will be allowed in the facilities including children of the resident(s)
- Gymnasium and general rules apply to adult night.



Pool Rules

***Residents must be in *Good Standing* to enter the facility or register for any programs**

1. No one will be admitted without a proper Club I.D (I.D. cards are black and white with a bar code at the bottom).
2. Guest fees are \$3.00 per person per visit. Guest Fees must be paid with a punch card.
3. Residents may bring up to nine (9) guests per visit.
4. Residents will be charged for guests ages 10 and up.
5. Guests are the responsibility of the cardholder.
6. An adult of at least eighteen (18) years of age must accompany, at all times, children 10 years of age and younger.
7. No running, rough play, or foul language allowed.
8. No glass containers or alcoholic beverages allowed in pool area.
9. No swimming in designated diving areas of pool, except when designated by lifeguard.
10. Only small floating items will be allowed in the pool. No inflatable floating devices.
11. No hard balls or toys are allowed in the pool. No super-soaker water guns or similar toys. Lifeguard may disallow any toy deemed unsafe or being used inappropriately or unsafely.
12. No hanging on the ropes or diving boards.
13. No diving in shallow end of pool (less than 5 feet).
14. Only one person allowed on diving board at one time.
15. All swimmers must dive straight out and not off to the side of the diving boards.
16. No goggles or swim masks allowed when diving.
17. No pets are permitted on pool premises.
18. Proper swimming attire required. Cut-offs and inappropriate bathing suit attire is prohibited. No loose attire allowed.
19. Only non-swimming children under six (6) years of age are permitted in the baby pool.
20. A responsible adult guardian at least eighteen (18) years of age must supervise children in the baby pool.
21. Children who are not potty trained must wear waterproof pants. Diapers are not allowed.
22. No swimming after designated swimming hours, unless special arrangements have been made through the Pool Management Company.
23. Persons with open sores are not permitted in the pools.
24. No food allowed within six (6) feet of the pools.
25. Cellular phones are not permitted within six (6) feet of the pools.
26. Smoking, drugs, and gambling are not permitted.
27. No chewing gum in the pool area.
28. No loud music around the pool area.
29. No one except authorized personnel allowed in the lifeguard shack.
30. Belongings left in the facility will be considered abandoned property and turned in to lost and found.

New Territory Community Lakes Rules and Regulations

Preamble:

Unless otherwise permitted by the board of Directors, only members in good standing of the New Territory Residential Community Association (NTRCA) and their guests shall be permitted access to, and the usage of, the Lakes located in New Territory. Subject to the rules and regulations, access to and the usage of the Lakes shall be for recreational purpose only. Trespassers are subject to removal and prosecution.

Control of Lakes:

The Board of Directors of the NTRCA reserves the right to promulgate rules and regulations for the recreational use of the lakes. The Board reserves the right to restrict access to and use of the lakes periodically in order to (1) perform tests of fish population and other water life; (2) chemically treat or otherwise maintain the lakes; and (3) for any other purpose deemed necessary or desirable.

Special Events:

Should a member of the NTRCA wish to utilize any one of the lakes for a special event, the Association shall require that a usage and release of liability agreement be executed based on the purpose of a lake. Any use of the lakes for special events is subject to prior written approval by the Board of Directors.

Enforcement:

Enforcement of these rules and regulations shall be by and at the direction of the Board of the Directors of the NTRCA. The board, at its discretion, may delegate the power to interpret and enforce these rules and regulations to a duly appointed committee.

Boating:

1. No boat or waterborne craft shall be propelled by means of motor or engine, whether powered by electricity, gasoline, or diesel fuel. Electric trolling motors are permitted. The NTRCA reserves the right to Permit Lake Maintenance personnel the use of a small outboard motor while performing maintenance duties.
2. No houseboats, rafts or other similar flotation crafts shall be permitted on any New Territory lake. Jet skis, wind crafts, and other similar crafts are also prohibited on the lakes. Boats using electric Trolling Motors shall not exceed 12 feet in length.
3. No tailored boats are allowed. All boats, canoes, sail crafts, etc. must have a New Territory car decal displayed on the left side of the transom (back) of the boat.

4. No boat is to be left unattended at any time. Mooring of boats is limited to 30 minutes and only at designated tie-up areas. No boat or flotation craft shall be permitted to be stored in the lakes or on the grounds surrounding the lakes. Unattended boats may be removed by the Association at owner's expense.
5. No one shall construct a temporary or permanent pier or dock on any lake without prior written consent of the Association. The developer reserves the right to construct new housing with associated piers or docks on any lake at any time in the future.
6. An adult guardian must accompany children under the age of sixteen (16) when using a boat or flotation craft.
7. No animals shall be permitted in a boat or in the lake.
8. All persons in a boat or flotation craft while on the lake must wear a regulation personal flotation device.
9. Access to any lake will be in designated areas only.
10. All boats or flotation crafts must comply with local and state governmental regulations in regards to licensing and safe operation.
11. Hours for lake use will be enforced exactly like the New Territory parks; 6 a.m. to 10 p.m.

General Rules:

1. To insure that **only New Territory Residents are using** our water amenities, you will be required to display a valid Club I.D. while using the lakes.
2. No swimming, wading, scuba diving, littering, consumption of alcoholic beverages, use of glass containers, rough housing, etc. will be permitted around the lakes.
3. Noxious or offensive activity shall not be permitted in or around the lakes, nor shall anything be done thereon which may or may not become an annoyance to other persons using the lakes or any adjoining Association property. Any action, behavior or use of any lake not specifically mentioned but which may be deemed by the Board or a designated committee as injuries or hazardous shall also be prohibited. Alcoholic beverages will not be permitted on any Association properties contiguous to the lakes.
4. There shall be no dumping of litter, refuse, chemicals, or outside liquids in or around the lake.
5. Non-members must be accompanied by a member of the Association at all times while in or near the lakes.
6. Published hours of use of the lakes shall be 6 a.m. to 10 p.m.
7. No manual, electric, or gas powered pumps of any kind will be permitted to draw water from the lakes for any use whatsoever.
8. Waterfowl that reside on the lakes shall not be tampered with or removed from the lakes or their areas. Members are not permitted to introduce or harvest waterfowl, fish or aquatic vegetation.
9. Hunting of waterfowl will not be permitted at any time.
10. Discharge of firearms is strictly prohibited in and around the lakes.

Fishing:

1. Members and their guests are permitted to fish in the lakes and from the shoreline. Only recreational fishing is permitted.
2. Seining, netting, use of trout lines, shocking, or bow fishing is not permitted.
3. All fishing is recreational; catch and release.
4. Taking of fish from the lakes for commercial purposes or other non-recreational use is prohibited. Any person found taking fish for commercial purposes or other non-recreational use may be barred from fishing in the lakes at the sole discretion of the board.

Park Pavilion / Gazebo Rental Agreement

RENTAL CATEGORY

- Resident of New Territory
 Non-Resident
 New Territory Church / School / Org *
 Non-New Territory Church / School / Org *

RESPONSIBLE PARTY PRINTED NAME / AFFILIATION / TITLE

As the named responsible party listed above, I do hereby agree to the terms set forth herein as they relate to the use of the facility designated below, located within the community of New Territory.

I will be hosting a _____ (type of event) that will include _____ (# of people, max 50) at

- Pecan Park Pavilion Gazebo
 Ellis Creek Park Pavilion

- Cunningham Creek Park Pavilion
 Sports Complex Pavilion

Date (mm/dd/yyyy): _____

Start Time: _____ AM PM (maximum 4 hours)

Weekday: _____

End Time: _____ AM PM

For Pecan Park Rentals only:

*Pecan Park Pavilion #1 - I understand my rental includes the use of ONE pavilion as well as the park's adjacent green space. Pecan Park has two (2) pavilions. Pavilion #2 is not available for rent; it remains open to all residents.
 Pecan Park Gazebo - I understand my rental only includes the use of the Gazebo (on the lake) as well as the park's adjacent green space.*

I agree to the following terms and conditions of this agreement and understand that ANY violation will result in forfeit of my entire deposit.

_____ (Initial) I understand that during my rental **the entire park is open to all residents. My rental does not close the park or prevent others from using the park. My rental does not include any Tennis Courts, Sports Fields, Volleyball Courts or the Spray Park. As the responsible party, I also agree to all of the following terms:**

- ★ There will be no alcoholic beverages or fireworks at my event.
- ★ There will be no disturbance of the peace or any loud noise or music at the function that may be a nuisance to others. Live music may play no later than 9:30 PM.
- ★ My guests will observe all posted rules for the designated park and/or surrounding lakes and those posted throughout the Community.
- ★ I accept full responsibility for any damage, repair or other costs that result from my guests or my use of the facilities.
- ★ No staples, nails, or screws can be used to hang items at the Gazebo or Pavilions.
- ★ Parking of guest vehicles will be done in a manner to ensure safe and efficient traffic flow. *(For Pecan Park renters - parking is permitted only on one side of Pecan Orchard Boulevard. You may also park vehicles on one side of the driveway leading into the Park. Remember to allow space for Emergency vehicles.)*
- ★ A certificate of liability insurance naming NTRCA as additionally insured must be submitted to the Association Office by the contractor prior to any rental equipment placed in the park such as inflatable play equipment, petting zoos, and the like. Water slides are not permitted due to possible turf damage.
- ★ **I agree to pay the following to NTRCA, based on my rental category (payable in separate checks).**

Deposit	Rental Fee	Rental Category	Name on the check(s)
\$100.00	n/a	Resident of New Territory	MUST match the name on this agreement as the responsible party.
\$200.00	+\$100.00	Non-Resident	
\$200.00	n/a	New Territory Church/School/Org *	
\$200.00	+\$100.00	Non-New Territory Church/School/Org *	

- ★ I agree to clean the park and dispose of all my trash associated with my rental. I agree to bring trash bags and remove them from the park area at the end of my event. No trash or trash bags will be left in the park.
- ★ I understand that if the park is left in a clean and attractive manner and there is no damage to the area from my guests, my deposit will be mailed to my home, unless I request to pick up my deposit at the Association Office.

I agree to indemnify and hold harmless the New Territory Residential Community Association, Inc. (NTRCA), its members and Board of Directors, for use of the facilities located at the above designated park, within New Territory, Sugar Land, Texas, for myself and my guests on the above agreed date.

Responsible Party's Signature _____ Address _____ Phone _____ Date _____

Office Use Only	Deposit: \$ check #	Fee paid: \$ check #	Date:	NTRCA Rep Initials:	(*) asterisk requires Manager Approval
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NEW TERRITORY RESIDENTIAL COMMUNITY ASSOCIATION, INC.
APPLICATION AND AGREEMENT FOR THE USE OF FACILITIES
CORONAVIRUS ADDENDUM

Date of Application: _____

Requested Facility (Check One):

Pecan Park Pavilion _____ Pecan Park Gazebo _____ Ellis Creek Pavilion _____

Cunningham Creek Pavilion: _____ Sports Complex Pavilion _____

Month: _____ Day of Month: _____ Time: _____

In addition to the attached Application and Agreement for the Use of Facilities, Applicant/ Representative enters this Coronavirus Addendum and further hold harmless Agreement, incorporated into the Application and Agreement, as follows:

1. Including, but not limited to, the SARS-CoV-2 virus (the "Coronavirus"), the Applicant/Representative (the "FACILITY USER") agrees to strictly, and without exception, follow all local, state, and federal guidelines regarding human protection from the Coronavirus (the "Guidelines"). The Guidelines to strictly follow are located at various sites, including, but not limited to:
 - a. <https://www.sugarlandtx.gov/1905/2019-Novel-Coronavirus-COVID-19-Infomat>
 - b. <https://www.cdc.gov/coronavirus/2019-ncov/index.html>
 - c. <https://www.coronavirusfortbend.gov/>
2. The FACILITY USER shall not hold the event and shall cancel the event if all Guidelines will not, are not, or cannot be met before and during the event.
3. The FACILITY USER shall stop the event immediately and send all invitees/participants away if they are observed not to be meeting all required Guidelines.
4. The NTRCA may terminate the FACILITY USER's use of the NTRCA facility at any time if, in the sole discretion of the NTRCA, the NTRCA determines that the FACILITY USER or their invitees/participants are not in full compliance with the Guidelines.
5. The NTRCA makes no representation regarding the condition of the facility in use. It shall be the FACILITY USER's sole responsibility to appropriately and thoroughly clean, disinfect, and maintain a clean, disinfected, and sanitized environment before and during the event.
6. Assumption of Risk. FACILITY USER recognizes that there is presently a significant element of risk of Coronavirus transmission when any group of people gathers. FACILITY USER has reviewed and understands the risks reflected in the local, state, and federal alerts and guidelines, including, but not limited to, the links above. FACILITY USER assumes all risks, known and unknown, arising from Your use and occupancy of the NTRCA facility, including risks from the Coronavirus. FACILITY USER assumes full responsibility for any sickness, hospitalization, bodily injury, death, loss of personal property, quarantines, and all related costs and expenses of any person arising from Your use and occupancy of the NTRCA facility. ("Your" is defined herein as the FACILITY USER and each

of their employees, NTRCA facility invitees, participants, volunteers, students, members, and all other related persons, agents, and entities.)

7. Waiver and Release of Claims. To the fullest extent permitted by law, FACILITY USER releases NTRCA, its affiliated campuses, and their governing boards, affiliates, subsidiaries, divisions, administrators, directors, officers, employees, agents, and volunteers (collectively referred to herein as the "NTRCA"), from and against all claims and causes of action, for any injury or harm of any kind which may arise from or out of Your use and occupancy of the NTRCA facility, including the risks from Coronavirus. This release is intended to discharge the NTRCA against any and all liability arising out of or connected in any way with Your use and occupancy of the NTRCA facility, even though that liability may occur or arise out of the negligence or carelessness on the part the NTRCA. I understand that by signing this Agreement, I am releasing claims and giving up substantial rights, including my right to sue, and acknowledge that I am doing so voluntarily. No representations, statements, or inducements, oral or written, apart from the foregoing written statement, have been made.

8. INDEMNIFICATION. TO THE FULLEST EXTENT PERMITTED BY LAW, ON BEHALF OF MYSELF AND MY ORGANIZATION, I AGREE TO IMMEDIATELY DEFEND, INDEMNIFY, AND HOLD THE NTRCA (AS DEFINED ABOVE) FREE AND HARMLESS FROM ANY LOSS, DAMAGE, LIABILITY, OR EXPENSE THAT MAY ARISE IN WHOLE OR IN PART FROM THE APPLICATION AND AGREEMENT FOR THE USE OF FACILITIES AND THIS CORONAVIRUS ADDENDUM, INCLUDING AS IT RELATES TO ANY EXPOSURE TO THE CORONAVIRUS (AS DEFINED ABOVE). THE DEFENSE AND INDEMNITY OBLIGATIONS UNDER THIS PARAGRAPH SHALL APPLY REGARDLESS OF THE NTRCA OR ANY OTHER PERSON OR ENTITY'S ACTIVE OR PASSIVE NEGLIGENCE.

Addendum acknowledgment: I acknowledge that I have read this addendum and agree to all of its terms and that I fully understand my responsibility to adhere to all Coronavirus guidelines and instruction during the use of the NTRCA facility.

Name of FACILITY USER/Organization: _____

Signature of Facility User: _____

Address: _____

Phone: _____

Who to Call/Contact

Effective December 12, 2017

Emergency

City of Sugar Land Police Department/ (Non-Emergency)	911 or 281-275-2020
Constable Patrol Non-Emergency	281-242-4014/ harrel.clark@fortbendcountytexas.gov
Fire Station #7	911
EMS (Ambulance)	911
Poison Control	1-800-222-1222

Utilities

City of Sugar Land Solid Waste Department Environmental Services Dept. Public Works Department	281-275-2450
CenterPoint Energy (Electricity) (call to report street light outages)	713-207-2222
CenterPoint Energy (Gas)	713-659-2111
Sugar Land Water Utility Bill Treasury Customer Service	281-275-2750
Windstream - Sugar Land Telephone	1-800-843-9214
Republic Services (Garbage Pickup)	713-726-7307
Comcast	1-800-776-9993

Fort Bend County and Sugar Land Services

City of Sugar Land Main Number	311 or 281-275-2700
City of Sugar Land Fire Marshall	281-275-2873
Ft. Bend County Appraisal District	281-344-8623
City of Sugar Land Permit Office	281-275-2270
Department of Social Services Fort Bend County	281-238-3502/ 281-403-8050
City of Sugar Land Residential Rental Licensing Program	281-275-2170
Tax Assessor/Collector	281-341-3710
City of Sugar Land Lost and Found Pets	http://sugarlandtx.gov/373/Lost-Found-Pets

Animal Services – Sugar Land	281-275-2364
Texas Dept. of Public Safety	281-232-4334
City of Sugar Land Public Works Department/Environmental/Solid Waste Department	281-275-2450
Voter Registration	281-341-8670

Other Services

League of Women Voters	713-784-2923
Sugar Land Post Office (First Colony)	281-494-4150
Ft. Bend Ind. School District	281-634-1000
Texas Department of Health	800-572-5548/ 512-834-6610

*Water Service

Water service is provided by the City of Sugar Land.

(281) 275-2750

To report a water leak on your property, contact the City of Sugar Land Public Works Department.

(281) 275-2450

Maintenance

To report sidewalk, curb, street sign maintenance, contact the City of Sugar Land Public Works Department.

(281) 275-2450

The New Territory staff includes a maintenance and facility crew that is responsible for overseeing the upkeep of the common areas. This includes landscaping, fences and walls, the lakes, parks, and many infrastructure needs that you may not observe but are a vital part of keeping the grounds and facilities in working order. The staff is aided by residents who help keep them aware of issues that may need attention. If you see something that may need repair within the common areas, please make a report to the maintenance department at workrequest@newterritory.org. Please include as much information as possible regarding the issue, and please include your name, phone number and email address. That will enable the crew to contact you in case they have a question and to let you know the status of the project. Once you submit the maintenance issue it will be logged into the maintenance software system so that it can be acted upon as soon as possible.

Mail boxes

The mailboxes are the property of the U.S. Postal Service. For keys, box repair or other questions, please contact the post office at 281-494-4150. The address is 3130 Grants Lake Dr. Sugar Land TX 77479.

Garage Sales

If you wish to have a garage sale sign come to the Association Office to get your garage sale signs. The signs are rented on a weekly basis. There is a rental fee of \$5.00 per sign, or you can rent four for \$15.00. A separate deposit check is required, so please bring two checks with you when you come in to get the signs. The deposit check will be given back to you when you return the signs.

*Effective December 12, 2017

Garage Sale Sign Agreement

I, (resident's name) _____, as a resident and a member in good standing of the New Territory Community, do hereby agree to the terms set forth herein as they relate to the use of the Garage Sale Signs owned by New Territory.

There is a \$10.00 deposit PER SIGN plus tax and a \$5.00 rental fee PER SIGN or a flat rental fee of \$15.00 for 4 (four) signs. These are paid separately as we do not cash the deposit check unless the signs are not returned or returned damaged. The rental fee is non-refundable.

- Signs are available on a first come, first serve basis and a maximum of 4 signs per household.
- **Signs are to be returned to the office the Wednesday following the rental. If the signs are not returned by 3:00pm on the Friday following the rental, you forfeit your deposit.**
- **Do not write on the signs.** You must use separate paper or poster board/construction paper (white only). If you write on the signs you forfeit your deposit. The sign(s) must be wiped clean before being returned. **DO NOT USE STAPLES.**
- When you return the signs, you must remove the stakes from the boards.
- It is agreed the NTRCA, its members and employees, will be held harmless and indemnified for a resident's use of the signs owned by the NTRCA.
- It is agreed that the homeowner assumes complete, absolute and sole personal responsibility and liability for any and all damage to person, property real or personal, during the term of this contract relating to the posting of the garage sale sign or the actual garage sale.
- No signs should go out prior to Thursday and must be removed when the sale is complete.
- This rental agreement must be signed to have usage of the signs.

****CITY OF SUGAR LAND, TEXAS DEVELOPMENT CODE**
SIGN REGULATIONS**

- Signs may **not** be placed within the Right-of-Way of a public street or within a railroad Right-of-Way.
- Signs may **not** be located within 25 feet of another sign on the same premises or on an adjacent premise.
- Signs are no longer permitted to be placed on common areas or public right- of- ways.
- Only 1 sign is permitted on an owner's lot.
- Signs may be placed on other owners lots with written permission from the owners.

NOTE: NTRCA signs are the only ones permitted.

I certify and acknowledge that I have read and understand the Agreement. I further state that I voluntarily enter into this Agreement and agree to its terms and conditions:

Residents Signature _____

Date _____

Residents Address _____

Residents Phone # _____

For Office Use Only

+++++

_____ Total Deposit Received

_____ Association Rep.

_____ Date Sign(s) Due Back

_____ Date Returned

Garage Sale Sign Fees		
No.	Use Fee	Deposit Fee
	Cash/Check	(incl.8.25% Tax) Check only
1	\$ 5.00	\$ 10.83
2	\$ 10.00	\$ 21.65
3	\$ 15.00	\$ 32.48
4	\$ 15.00	\$ 43.30

SIGN NUMBERS:

City of Sugar Land Trash and Waste Information

Republic Services is the trash collection provider for New Territory.

Effective January 1, 2021-Houshold Hazardous Waste will no longer be collected.

Which Side of Grand Parkway	Pickup Day				
	Recycle & Textile	Trash		Green Waste	Bulky Waste
West-Group A	Monday	Monday	Thursday	Thursday	4 th Monday
East-Group B	Monday	Monday	Thursday	Thursday	2 nd Monday

Please have receptacles out at curb by 7:00 AM on your collection day and put the receptacles back in their storage space (out of sight from the street) by 7:00 PM the day of collection. This will help keep our neighborhood looking clean.

Garbage

Automated garbage service is provided twice a week utilizing a grey cart. Only items placed in the cart will be collected.

- Set your cart out by 7 a.m. on your collection day but no earlier than 7 p.m. the evening before.
- Carts should be placed at the base of the curb (where curbs exist) with the cart wheels against the curb. Handles should be facing away from the street. Lids should open to the street.
- Carts should be placed at least three feet apart to ensure the collection truck can service both carts.
- Return your cart to your property by the end of the day, after your collection has occurred.
- Always keep the lid shut.
- Carts must be stored on your property, in compliance with deed restrictions. Do not store your cart in the alley or on the street.
- The cart remains the property of the City of Sugar Land. It is yours to use while participating in the program. If you move, leave the cart at the residence.

Recycling

Automated recycle service is provided once a week utilizing a 65-gallon green cart. Only items placed in the cart will be collected.

- Set your recycle cart out by 7 a.m. on your collection day but no earlier than 7 p.m. the evening before.
- Carts should be placed at the base of the curb (where curbs exist) with the cart wheels against the curb. Handles should be facing away from the street. Lids should open to the street.
- Carts should be placed at least three feet apart to ensure the collection truck can service both carts.
- Return your cart to your property by the end of the day, after your collection has occurred.
- Please recycle only the acceptable materials. All recyclable materials may be mixed together inside the cart.
- Place loose materials in your cart. Do not place any recyclables in plastic bags. Protect recyclables from inclement weather by keeping the lid closed.

- Only materials in the cart will be collected. Ensure that you flatten and cut cardboard to no larger than 2 feet by 2 feet. Make sure cardboard does not get jammed in your cart prohibiting it from being emptied.
- Items placed outside of your cart will not be collected. Maximize space in your cart by crushing plastic bottles and aluminum cans, and cutting boxes down.
- Ensure that all your cans and bottles are empty before recycling them to avoid contamination of other materials.



Mixed Paper

Newspapers, magazines, catalogs, phonebooks, office paper, school paper, junk mail, envelopes, paperback books



Cardboard, Paperboard and Paper Bags

Breakdown and cut boxes to fit in recycling cart



Aluminum, Steel and Tin

Aluminum cans, bottles, foil and food trays; steel and tin cans



1-5 and 7 Plastics

No styrofoam (# 6)



Glass Bottles and Jars

All colors



Aseptic Cartons

Milk, juice, broth, soup and other food and beverage cartons

DO NOT place these items in the cart: garbage, green waste, plastic bags, carbon paper, styrofoam, electronics or containers that previously contained hazardous waste (oil and paint).

Textile Recycling

Textile recycling is provided once a week on your recycle day. This service is free and an additional enhancement to existing services. This program will target the textiles going into landfills, not items being donated to charities, churches, non-profits and other organizations. The City encourages residents to donate items to a local charitable organization.

- Textiles must be placed in the City-provided bag or customer-owned container (bag or box). If a customer owned container is utilized, resident's must affix the city-supplied printout to each container. Print label here.
- Set your textiles out by 7 a.m. on your collection day but no earlier than 7 p.m. the evening before.
- Textiles should be placed no farther than four feet from the curb for collection and at least three feet from other objects.
- Do not place textiles in your city issued recycle cart.

Acceptable Materials

- Bedding
- Clothing
- Coats & Jackets
- Curtains/Draperies
- Fashion accessories
- Halloween Costumes
- Handbags & Purses
- Hats & Gloves
- Linens
- Pet Beds & Clothing
- Pillows
- Shoes, Sandals & Slippers
- Sleeping Bags
- Stuffed Animals

Green Waste

Green waste service is provided once a week and is recycled into mulch or compost at a composting facility. Green waste includes:

- Grass clippings
 - Leaves
 - Brush
 - Tree limbs
 - Christmas trees (ornaments and lights removed)
 - Organic material produced in your yard or garden
 - Does not include food waste or treated wood.
-
- Set your green waste out by 7 a.m. on your collection day but no earlier than 7 p.m. the evening before. No more than 10 cubic yards will be collected.
 - Loose materials such as grass clippings and leaves should be placed in a reusable container or in bags and tied. Clear or translucent bags are recommended. Compostable bags are not required.
 - If a reusable container is used, it needs to be removed from the curb by the end of the day, after your collection has occurred.
 - Brush and tree limbs must be less than 4 inches in diameter and less than 4 feet in length; or between 4 and 6 inches and less than 2 feet in length.
 - Brush and tree limbs must be stacked in small piles (3 feet high and 3 feet wide). Bundling of tree limbs is not required, but recommended.
 - Green waste should be set out at the curb at least four feet from other objects.
 - Do not place green waste in your city issued garbage or recycle cart.
 - If you have a lawn care professional tending your yard, please request that they service your yard prior to your collection day.

By City ordinance, it is a violation to sweep or blow grass clippings, leaves and other yard waste into storm drains. Do not use leaf blowers to “sweep” grass and leaves into a storm drain. Storm drains are designed to prevent flooding. Yard waste can cause blockages in the drainage system, which can lead to flooding. Please dispose of yard waste properly.

Bulk Cardboard Recycling

Bulk cardboard recycling service will be provided on a on-call basis for quantities of cardboard that are too large to fit in the recycle cart. Bulk cardboard does not include Styrofoam, packing materials or any other items. The program is free and an additional enhancement to existing services.

To request an appointment for the curbside bulk cardboard recycling service, please contact The City of Sugar Land by dialing 311.

Guidelines

- Set your bulk cardboard at the curb by 7 a.m. on your appointment day but no earlier than 7 p.m. the evening before.
- Please flatten cardboard boxes. This is not required, but highly recommended.
- Bulk cardboard should be placed no farther than four feet from the curb and at least three feet from other objects.

Bulky Waste

Bulky waste service is provided once a month for items too large to fit in the garbage cart. Bulky waste does not include construction, demolition or hazardous wastes.

Guidelines

- Set your bulky items out by 7 a.m. on your collection day but no earlier than 7 p.m. the evening before.
- Bulky items should be set out at the curb at least four feet from other objects.
- Do not place items in your garbage cart for bulky waste collection. Items should be placed directly on the curb.

On-Call Bulky Waste Service

Residents who do not wish to hold bulky items until their next bulky waste day can contact The City of Sugar Land by dialing 311 to schedule an additional pickup. This service is subject to the following fees which must be paid prior to scheduling the service.

Fees

- Less than 5 cubic yards - \$75
- Greater than 5 cubic yards - Call for pricing

On-Call Garbage Service

Residents will be able to schedule additional garbage and bulky waste service by contacting The City of Sugar Land by dialing 311. Requests for additional service will be completed the next business day. This service is subject to the following fees which must be paid prior to scheduling the service.

Fees

- Extra cart pick-up - First request is free, additional requests are \$25
- Bulky waste service up to 5 cubic yards - \$75
- Bulky waste service greater than 5 cubic yards - Call for pricing

Holiday Service Schedule

Holiday Solid Waste & Recycle Collection Schedule

Solid Waste and Recycling collection will not occur on the New Year's, Thanksgiving and Christmas holiday. If the collection day falls on one of the three specified holidays, residents will receive service the following day. All other holidays will maintain the regular collection schedule.

* Christmas trees may be put out for pick up on regular weekly green waste collection days. Ornaments, tinsel and lights must be removed. Christmas trees and all other green waste are made into mulch or compost.

**FOR A DISPOSAL DIRECTORY OF ITEMS PLEASE VISIT:
<http://www.sugarlandtx.gov/1276/Disposal-Directory>**

**TRASH AND RECYCLING CARTS ARE PROPERTY OF THE CITY OF SUGAR LAND. DO NOT REMOVE
FROM THE RESIDENCE.**

**HAS YOUR PICKUP BEEN MISSED?
CART BROKEN or DAMAGED?
CITY OF SUGAR LAND by dialing 311 or 281.275.2700**

Home Improvements

Please review the Design Guidelines for details concerning modifications policies. It is also important to be familiar with the Resolutions that are associated with the Design Guidelines. These documents are provided for you to view on the website. Before making exterior modifications to your home, you are required to submit a home improvement application. Once your application is received, it will be reviewed by the **Modifications Committee** at their next meeting. The Modifications Committee is made up of residents who work with the New Territory staff. Please note that the Committee meets once a month, and there is a strict deadline for submissions for each meeting. The Meeting Calendar and deadline dates for 2021 are listed below. After the Committee review you will be informed of the outcome. If you disagree with the findings of the Committee, you can appeal the decision by submitting a written request to the Board of Directors.

2021 MODIFICATIONS COMMITTEE MEETING SCHEDULE

Meeting Date	Submissions Deadline
1/20/2021	12/30/20
02/17/21	01/27/21
03/17/21	02/24/21
04/21/21	03/31/21
05/19/21	04/28/21
06/16/21	05/26/21
07/21/21	06/30/21
08/18/21	07/28/21
09/15/21	08/25/21
10/20/21	09/29/21
11/17/21	10/27/21
12/15/21	11/24/21

*All dates are subject to change.



NTRCA Modification Request Form

In an effort to provide and protect each individual homeowner's rights and values, it is required that any homeowner or group of owners considering improvements and/or changes to their property, must submit a NTRCA Modification Request. The Modifications Committee (MC) will review the planned improvements and/or changes. If any change is made that has not been approved, the Committee has the right to ask the homeowner to remove the improvement and/or change from the property.

Please complete this form in detail or your application will be denied.

Name of
Property Owner: _____

Email: _____

Property Address: _____

Cell Phone: _____

Neighborhood: _____

Date: _____

Please describe the planned improvements/change.

Please give the dimensions of the proposed improvements/change (size, height, length.)

Who will perform the actual work on this improvement/change? If contracted, include phone number.

Please describe building materials (i.e. type of lumber, fencing, paint, stain, screens, types of trees, or other materials.)
Attach samples of screen, paint, or stain. Attach color brochures or color photos, where possible.

- I understand that the MC will act on this request within sixty (60) days of receipt of this application
- I understand that depending on the improvement to be made, NTRCA will be contacting the surrounding neighbors to get their comment on the proposed modification.
- I agree not to begin property Improvements/changes until the MC notifies me of their approval.
- I agree to check with the City for all applicable permitting requirements

Signature of Homeowner _____

Construction Start Date _____

Completion Date _____



NTRCA Modification Request Checklist

To help ensure your modification request is as complete as possible, you are required to complete the following checklist. For the modification you are requesting, place a check mark next to each of the minimum required items to indicate it has been enclosed with your request. **If all minimum required documents are not provided the request will be denied. Additional supporting information, such as photographs are encouraged, but not required.**

Tier 1	
Siding:	<input type="checkbox"/> Brochure or Sample <input type="checkbox"/> Color <input type="checkbox"/> Materials
Painting home/garage door/front door:	<input type="checkbox"/> Sample of proposed colors <i>Paint palette is available at the association office.</i>
Window replacement:	<input type="checkbox"/> Materials <input type="checkbox"/> Brochure
Storm door/storm window:	<input type="checkbox"/> Brochure or picture <input type="checkbox"/> Trim color
Window tinting:	<input type="checkbox"/> Brochure or sample <input type="checkbox"/> Color
Solar screens:	<input type="checkbox"/> Brochure or sample <input type="checkbox"/> Color

Tier 2	
Landscaping (visible from the street):	<input type="checkbox"/> Survey *
Tree:	<input type="checkbox"/> Survey *
Fence extension/gates	<input type="checkbox"/> Survey *
Walkway:	<input type="checkbox"/> Survey *
Driveway extension:	<input type="checkbox"/> Survey *
Storage shed:	<input type="checkbox"/> Survey *
Play Structures/swing set:	<input type="checkbox"/> Survey * <input type="checkbox"/> Brochure or picture <input type="checkbox"/> Dimensions <input type="checkbox"/> Materials
In ground basketball goal	<input type="checkbox"/> Survey * <input type="checkbox"/> Color of Backboard & Net <input type="checkbox"/> Material (e.g. chain net)
Other:	<input type="checkbox"/> Survey * <input type="checkbox"/> Material <input type="checkbox"/> Dimensions <input type="checkbox"/> Elevation <input type="checkbox"/> Brochure or picture <i>Any other item not specifically outlined in this Checklist</i>

Tier 3 (Requires an application fee**, see Resolution 2010-17r2 and all amendments)	
Arbors/Gazebos/Patios/Pergolas/Outdoor Kitchens/Backyard Covered Patio or Deck:	<input type="checkbox"/> Survey * <input type="checkbox"/> Dimensions <input type="checkbox"/> Elevations <input type="checkbox"/> Materials <input type="checkbox"/>
Building/Garage Additions or Extensions:	<i>(Requests may be sent to the New Construction Committee for review.)</i> <input type="checkbox"/> Survey * <input type="checkbox"/> Construction Plans <input type="checkbox"/> Drainage Plan <input type="checkbox"/>
Pools:	<input type="checkbox"/> Survey * <input type="checkbox"/> Construction Plans <input type="checkbox"/> Drainage Plan <input type="checkbox"/>

* The survey should show where the improvement/change will be placed, including distances from property lines and fencing, if applicable.

**Tier 3 requires a \$50.00 application fee.

*** Please contact the City of Sugar Land for additional permitting requirements

If none of the above items pertain to your request for modification or you have questions, please contact the Compliance Manager. The staff is happy to assist you so that your project can move along in a timely manner. The best way to ensure this is to provide the Modification Committee with all the information relevant to determining whether to approve the project. **Missing information will cause the request to be denied pending receipt of further information.**

Signature of Homeowner on Completion of Check List

Date



DEDICATORY INSTRUMENTS
OF
NEW TERRITORY RESIDENTIAL COMMUNITY ASSOCIATION, INC.

BEFORE ME, the undersigned authority, on this day personally appeared the below named person, who, being by me first duly sworn, states the following:

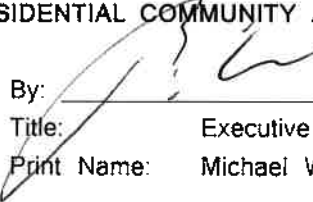
My name is Michael Walker. I am over 21 years of age and of sound mind. I am capable of making, and authorized to make, this affidavit. I am personally acquainted with the facts herein stated. I am the Executive Director of the following (herein the "Association"): **New Territory Residential Community Association, Inc.** Pursuant to the Texas Property Code, Section 202.006, the following documents are the originals, or true and correct copies of the originals, of governing instruments of the Association:

For New Territory Residential Community Association of Fort Bend County

1. Eighth (8th) Amendment to New Territory Residential Community Association Design Guidelines

DATED this the 31st day of March, 2021.


NEW TERRITORY RESIDENTIAL COMMUNITY ASSOCIATION, INC.

By: 
 Title: Executive Director
 Print Name: Michael Walker

THE STATE OF TEXAS
COUNTY OF Fort Bend

THIS affidavit was acknowledged before me on the 31st day of March, 2021 by Michael Walker who stated that he/she is the Executive Director for the above-named Association.




 NOTARY PUBLIC IN AND FOR
 THE STATE OF TEXAS

AFTER RECORDING RETURN TO:
 NTRCA
 Attn: Shannon Garcia
 6101 Homeward Way
 Sugar Land, Texas 77479

Eighth Amendment to the Design Guidelines

WHEREAS, on the 16th day of December 2020, the Modifications Committee for the New Territory Residential Community Association, Inc. (referred to as the "NTRCA" or the "Association"), at a duly called meeting, met and discussed revisions to the Design Guidelines, and

WHEREAS, on the 20th day of January 2021, after the revisions had been sent out to the community via email blasts, published in the "New Territory News", a Public Hearing was held, and

WHEREAS, on the 17th day of March 2021, a majority of the Modifications Committee voted to add the following revisions to the Revised Design Guidelines which was recorded in the Official Records of Real Property of Fort Bend County under Clerk's File No. 2020037539 as described below:

Proposed clarifications and additions to the Design Guidelines include:


1. **Article II Section III – (1) - added** - Each Modification must be accompanied by its own Request Form.
2. **Article III Section II (3C) – added** - Replacing street facing wood fences with metal is permitted. The MC may require additional screening with plantings.
3. **Article III Section II (3A-7) – added** - The construction and location of fences may not change existing drainage patters. If the fence is located on the property line separating adjacent properties, the repair, replacement, or removal will be a shared expense by the affected homeowners. It is the homeowners' responsibility to resolve this issue prior to installing a fence.
4. **Article III Section II (3A-8) – added** – For all fences, both ends must be tied into another existing fence, house, or garage. No free-standing fences (e.g., for the purposes of screening items such as garbage cans) are permitted.
5. **Article III Section IV (11 D) – added** - The exterior paint should have an eggshell, flat or satin or semi-gloss finish. Gloss paint is only to be used on doors and shutters.
6. **Article III Section IV (L) – added** - Tree swings and any other type of swing are not permitted in front or side yards.
7. **Article III Section IV (20B -1) – added** - Canvas awnings are permitted only on rear and side yard windows of the home to reduce solar exposure. They must be a solid neutral or earth tone color and must be well maintained at all times.
8. **Article IV – Definitions** - added - A Structure is something (such as a building) that is constructed and has one or more of the following: electricity, plumbing, windows, screens, a roof with shingles or other approved materials, one or more walls, foundation, concert slab/pad, ceiling fans or HVAC. It may be movable or permanent.

There are a number of grammatical, formatting and clarifying edits that do not affect the substance of this document.

Duly Adopted at a meeting held by the Modifications Committee of the New Territory Residential Community Association on March 17th, 2021.

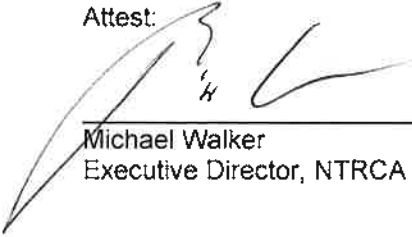
Effective Date: April 1, 2021.

Signed:



Louis Manuel
Chair, NTRCA Modifications Committee

Attest:

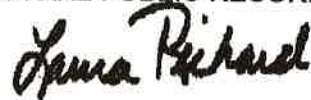


Michael Walker
Executive Director, NTRCA

RETURNED AT COUNTER TO:

JHANNOP GARCIA
6101 HOMERLAND WAY
SUGAR LAND TX 77479

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk
Fort Bend County Texas
March 31, 2021 01:23:45 PM



FEE: \$24.00 AMS

2021050487

Effective April 1, 2021



New Territory

Residential Community Association

Design Guidelines

And

Modification Request Process

Revision History

Date	Version	Description
04/24/2013	1.0	Revamped format and replacement of the 2007 Homeowner Handbook after an extensive review conducted in 2012.
12/04/2013		Annual revision
12/10/2014		Annual revision
12/09/2015		Annual revision
02/22/2017		Annual revision
04/01/2018		Annual revision
04/01/2019		Annual revision
04.01.2020		Annual revision
04.01.2021		Annual revision

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Article I – Introduction

Section I - Modifications Committee

The Modifications Committee promulgates the Design Guidelines and Modifications Request Process outlined herein under the authority of Article VI, Section 3 of the NTRCA CC&Rs. The Modifications Committee shall consist of five (5) members, all whom shall be appointed by the Board of Directors. The Modifications Committee shall have exclusive jurisdiction over modifications, additions or alterations made on or to Units; provided, however the Modifications Committee may delegate this authority to the appropriate board or committee of any residential association subsequently created. Such delegation may be revoked and jurisdiction resumed at any time by written notice.

Section II - Architectural Approval

As outlined in Article VI, Section 4 of the NTRCA CC&Rs, in order to preserve the architectural and aesthetic appearance of New Territory, no construction of improvements, or modifications, additions, or alterations to existing improvements, shall be commenced or maintained by any Homeowner nor shall any exterior addition to or change or alteration therein be made, unless the required forms have been submitted to and approved in writing by the Modifications Committee. In the event the Modifications Committee fails to approve or disapprove in writing any proposed plans and specifications within sixty (60) days after such plans and specifications shall have been submitted, such plans and specifications will be deemed to have been expressly approved, provided the proposed improvements are generally in harmony with the scheme of New Territory.

Section III - Right to Inspect

Article VI, Section 8 of the NTRCA CC&Rs establishes that any member of the Board or the Modifications Committee and their representatives shall have the right, but not the obligation during reasonable hours to enter upon and inspect any Unit with respect to which construction is underway to determine whether or not the plans and specifications therefore have been approved and are being complied with.

Section IV - Variance

Article VI, Section 10 of the NTRCA CC&Rs grants the Board and the Modifications Committee may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted rules and regulations. Such variances may only be granted, however, when unique circumstances dictate.

Section V - Order of Authority

Any conflicts between the Design Guidelines and Modification Request Processes promulgated herein and any requirements or rights of a higher authority, the requirements or rights of the higher authority will prevail, in accordance with the below Order of Authority.

1. Federal Law
2. State Law
3. County Law
4. Local or City Law or Ordinance
5. Property Plats
6. Amended and Restated Declaration of Convents, Conditions and Restrictions for New Territory
7. Neighborhood Specific Supplemental Declarations
8. Resolutions and Policies adopted by the NTRCA Board of Directors
9. Design Guidelines and Modification Request Process

Section VI – Effective Date

The Design Guidelines and Modifications Request Process defined herein replace all previously promulgated Design Guidelines and Homeowners Handbooks, effective May 1, 2013 or the date of filing with the Fort Bend County Clerk, whichever comes later.

Revisions are made on an annual basis, and presented to the Board for comment, after which they are made available to the residents for comment. A public hearing shall be held for members of NTRCA.

The effective date of any revisions shall be the date they are filed with the Fort Bend County Clerk.

Article II – Modification Request Process

Section I – General

1. Submission of a Modification Request does not guarantee approval.
2. The Modifications Committee may reclassify a request at its sole discretion.
3. No modification can be started until the Homeowner has received notification that their modification request was approved.
4. Deviation from approved construction (without written permission) constitutes a deed violation.
5. It is the homeowner's responsibility to make sure they check with the City of Sugar Land for any applicable permitting requirements.
6. Review of a Modification Request by the Modifications Committee is conducted solely with respect to these Guidelines. The Modifications Committee does not review a Modification Request for engineering soundness, structural integrity, or any other aspect of a proposed modification that falls outside of these Guidelines. Approval of a Modification Request by the Modifications Committee in no way provides an express or implied opinion or approval of an aspect of a proposed modification that is not contained in these guidelines.

Section II – Request Tiers

The different types of Modification Requests have been grouped into three (3) different Tiers, as outlined below. These Tier groupings represent varying levels of required documentation, complexity and needed review.

1. Tier One

Tier One requests are generally replacements, upgrades or additions to doors, windows and fences or the installation of play structures, such as:

- A. Basketball goal – In ground
- B. Fence replacement
- C. Front door replacement
- D. Garage door replacement
- E. Gutter replacement or addition
- F. Painting home exterior, including garage doors.
- G. Play structures, swing sets, batting cages, trampoline enclosure.
- H. Roof or shingle replacement
- I. Satellite dish or antenna
- J. Siding replacement
- K. Solar screens
- L. Solar panels
- M. Storm door/storm window replacement or addition
- N. Window replacement
- O. Window tinting or glazing.

2. Tier Two

Tier Two requests are generally additions or changes to the landscape or hardscape of the front or side yards, the installation of pools or small structures and any others not defined herein, such as:

- A. Concrete patio extensions
- B. Driveway extension
- C. Fence extension and gates
- D. Fence replacement with change of material
- E. Landscaping
- F. Permanent generator
- G. Storage shed

- H. Trees – including removal and addition.
- I. Walkways

3. Tier Three

Tier Three requests are generally structural changes or additions, such as:

- A. Arbors
- B. Building Additions
- C. Covered patio or deck
- D. Gazebos
- E. Outdoor Kitchens
- F. Pergolas
- G. Swimming Pools, Above & In-ground Hot Tubs

Section III – Submission Process

1. General

As outlined in Article VI, Section 4 of the NTRCA CC&Rs and Article I, Section II of this document, any modification to or addition of any structure, front landscaping or hardscape requires approval from the Modifications Committee to ensure compliance with the Design Standards defined herein. Each Modification must be accompanied by its own request form.

2. Exceptions

The below modifications are exempt from the requirement to submit a Modification Request as outlined in Article II, Section III, paragraph 1 above, and if the specific exclusions are adhered to and allowed per the Design Guidelines. . In other words, an item listed below in this section must comply with the associated elements of Article III below to qualify as being exempt from requiring submittal of a Modification Request.

- A. Improvements to the Interior of any Structure.
- B. Door replacements that are of the same material as the existing door and of a color designated in the color palette in Appendix H.
- C. Window replacements that use the same material as the existing window and the same color as the existing windows
- D. Roof replacements that use the same material as the existing roof and a color designated in the color palette in Appendix I.
- E. Painting of the Exterior of a Structure with a color designated in the color palette in Appendix H.
- F. Replacement of dead or diseased landscaping with “like for like” landscaping (e.g. tree for tree, bush for bush, plant for plant).
- G. Irrigation Systems.
- H. Basketball Goals (subject to Article III, Section II, part 1 below).
- I. Flags mounted on poles of six (6) feet or less.
- J. Satellite Dishes and Antennas.
- K. Replacement of existing siding with wood or Hardie Plank if painted the existing color of the home or color designated in the color palette in Appendix H
- L. Replacement of existing windows with energy efficient or double pane windows provided the trim color matches the existing color of the house.

3. Modification Request Form and Checklist

- A. The Modification Request Form provides an overview of the project, including the Homeowner identifying information as well as a summary of the project, materials to be used, dimensions, and other required information.
- B. The Checklist is part of the Request package. The Homeowner shall determine under which Tier on the Checklist that the project falls. Each item under that Tier should be checked off as being provided in the package of information the Homeowner provides to the Modifications Committee. If the Homeowner determines the project does not fall into any of the stated categories, the Homeowner shall contact the Compliance Manager to determine what additional information is required and shall submit such additional information with the rest of the requested information. Examples of completed Modification Request packages for some common modifications for each Tier can be found in Appendices D, E and F.
- C. A Modification Request begins with the completion and submission of the Modification Request Form and Checklist outlined in Appendix A.
 - 1. The completed Request Form, along with supporting documentation (required and additional) must be delivered to the Association Office. Electronic versions are encouraged.
- D. If any of the required items are not submitted with the Modification Request, the request will be considered incomplete and will not be considered accepted by the Modifications Committee until the missing information is provided.
- E. Tier 3 home improvement requests must be accompanied by an administrative fee, as adopted by the Board of Directors in the Resolution regarding Fines and Fees.
- F. Multiple Tier 3 requests submitted at the same time will be charged only one administrative fee. Any resubmittals after six (6) months from the initial approval or disapproval will require a new administrative fee.
- G. Tier 2 and Tier 3 requests require an official survey.

4. Documentation Requirements

- A. All forms and materials received from the Homeowner.
- B. Any other relevant information as deemed appropriate by the Compliance Manager.
- C. Modification Request Form and Checklist – Materials as required on the Homeowner checklist, e.g., survey, materials list, samples, dimensions.

Section IV – Review Process

1. Meetings

- A. The Modifications Committee will schedule a meeting no less than once a month. Such meetings of the Modifications Committee are open to all Homeowners of New Territory, regardless of whether the Homeowners have a Modification Request being considered during a meeting.
- B. The schedule and agenda will be available at the Association Office and website. The agenda for a particular meeting is generally available 5 days before the meeting.
- C. There is a deadline by which a Modification Request must be submitted in order to be considered at the next scheduled meeting of the Modifications Committee. Generally, this deadline is 21 days before the upcoming meeting. The specific deadline for a particular meeting is available at the Association Office.
- D. Homeowners who have submitted a Modification Request are encouraged to attend the meeting at which the Modification Request is being considered; however, such attendance is generally not required.
- E. In cases of non-typical or complicated projects, Homeowners who have submitted a Modification Request being considered by the Modifications Committee are encouraged to attend the meeting so any questions

the Modifications Committee may have can be answered at the meeting. Typically, if there are unanswered questions that substantially impact the approval decision, the Modification Request will be denied.

- F. Modification Requests are generally reviewed during regularly scheduled Modifications Committee meetings
- G. Should a Homeowner have privacy concerns, the Homeowner may request that a hearing be held in Executive Session of the Modifications Committee by completing a Private Hearing Request Form outlined in Appendix B.
 - 1. The Modifications Committee will determine whether the request for a private hearing will be granted.
 - 2. If the request is granted the request will be heard during the Executive Session of the Modifications Committee.
 - 3. If the request is not granted, the Homeowner Modification Request can either be withdrawn or submitted as a regular agenda item for a subsequent Modifications Committee meeting.

2. Notification

- A. The Modifications Committee or their designated representative will send a notification letter to the Homeowner stating whether the Modification Request was approved, conditionally approved or disapproved, within ten (10) business days after the -Modifications Committee meeting at which the Modification Request was considered.
- B. If a Building Addition request is approved a Building Addition Acknowledgment Form must be completed, signed and returned to the NTRCA office by the Homeowner before construction may begin.

3. Timeline

- A. In the event the Modifications Committee fails to approve or disapprove in writing any Modification Request within sixty (60) days after such Modification Request was properly submitted, such Modification Request will be deemed to have been expressly approved, provided the proposed improvements are generally in harmony with the scheme of New Territory as set forth in the NTRCA Governing Documents
- B. An approved Modification Request automatically expires in the event that construction does not substantially commence within six (6) months of the approval of the Modification Request or unless such plans and specifications attached to the Modification Request have materially altered or changed.
- C. Once construction commences, all work approved within the Modification Request must be performed on an ongoing and continual basis and completed within ninety (90) days.

Section V – Appeal Process

- 1. In the event a Modification Request is disapproved by the Modifications Committee, the applying Homeowner (“Appealing Owner”) shall have the right to appeal the decision to the Board.
- 2. The Appealing Owner shall submit written notice of appeal to the manager of the Association, the President or Secretary within thirty (30) days after the date of disapproval. Written notice shall be delivered via hand delivery or certified mail (return receipt requested) to the Association’s Office.
- 3. In the notice of appeal, the Appealing Owner shall submit a statement explaining the purpose for the appeal and supporting documentation for the Appealing Owner’s position.
- 4. The Board will consider the appeal and inform the Appealing Owner of its decision by mail within sixty (60) days of receiving the Appealing Owner’s notice of appeal. In the event the Board fails to notify the Owner within sixty (60) days after such plans and specifications shall have been submitted, such plans and specifications will be deemed to have been expressly approved.

Section VI – Additional Documents Related to the Design Guidelines

1. Resolution 2013-01, Maintenance Standards and Use Restrictions, and all amendments thereto.
2. Resolution 2011-01r2, Architectural Committees Charter, and all amendments thereto,
3. Resolution 2011-09r2, Deed Restrictions Process, and all amendments thereto,
4. Resolution 2010-17r2, Fine & Fees Policy, and all amendments thereto, and
5. NTRCA's Covenants, Conditions, and Restrictions (CCRs)

Article III – Design Guidelines

Section I – Background

The Design Guidelines outlined herein have been reviewed against applicable Federal, State and local laws and the NTRCA CC&Rs and Neighborhood Supplemental Restrictions. A list of references is contained in Appendix L.

Section II – General

1. Basketball Goals

Basketball goals may be located either as an attachment to a rear detached garage (roof mounted goal) or on a free-standing black pole. No basketball goal may be placed on the sidewalk or in the street. Residents may not install goals on attached front loading or side loading garages.

- A. Backboards may be up to 72 inches wide and must be constructed of heavy gauge fiberglass, Plexiglas, graphite-blend or aluminum. Allowable colors are white, gray or clear. Fluorescent colors are not permitted.
- B. Support brackets for garage mounted goals must be black or a color to match the roof or siding color.
- C. Poles for freestanding goals must be metal, of a sufficient gauge to prevent bending, must be painted black and maintained from rust.
- D. Portable goal bases must be black or gray with no visible logos and must be weighted according to assembly specifications.
- E. Nets must be white, black, or tri-colored red-white-blue. Fluorescent colors are not permitted. Chain nets are permitted.
- F. The location of in-ground basketball goals will be considered by the Modifications Committee on a case by case basis.

If damage to a Homeowner's or a neighbor's adjoining property is incurred as a result of the installation of a basketball goal, the NTRCA Compliance Manager has the authority to require the Homeowner to relocate or remove the basketball goal.

2. Display of Certain Religious Items

A Homeowner may display religious item(s) by affixing it to the entry of their dwelling provided that the display of such religious items, provided that all of the following conditions are met

:

- A. The religious item(s) are motivated by a Homeowner's sincere religious belief;
- B. The religious item(s) do not threaten public health or safety.
- C. The religious item(s) do not violate the law.
- D. The religious item(s) do not contain language or graphics that are patently offensive to a passerby.
- E. The religious item(s) are not in a location other than the entry door or door frame or extends past the outer edge of the door frame of the owner's dwelling and
- F. The religious item(s), individually or in combination with another religious item displayed or affixed on the entry door or door frame, have a total size no greater than 25 inches in any dimension

3. Fencing and Gates

A. General Information

1. Front yard fencing of any kind may not extend beyond the most forward portion of the home.
2. All rear fences must be made of wood. The exception to this is any fence that backs up to a lake or recreational amenity.
3. Corner lot fences must be located no less than ten (10) feet inside of side property lines and recessed a minimum of five (5) feet from the front face of a home.
4. No initials, symbols, artistic designs, cutouts, lattice, etc., are permitted to be incorporated into a fence or gate entry.
5. Replacement of the existing fence with a different material must be approved by the Modifications Committee.
6. Replacing street facing wood fences with metal is permitted. The Modifications Committee may require additional screening with plantings.
7. No exterior portion of a fence visible to the public or from the street is permitted to be stained. Only Sherwin Williams Cedar Natural Tone Semi Transparent stains or the custom "New Territory" stain available at the local Sherwin Williams with the following formula may be used on the interior of the fences.
8. The construction and location of fences may not change existing drainage patterns. If the fence is located on the property line separating adjacent properties, the repair, replacement, or removal will be a shared expense by the affected homeowners. It is the homeowners' responsibility to resolve this issue prior to installing a fence.
9. For all fences, both ends must be tied into another existing fence, house, or garage. No free-standing fences (e.g., for the purposes of screening items such as garbage cans) are permitted.

"New Territory Stain" at Sherwin Williams				
CCE Colorant	oz.	32	64	128
W1 – White	2	16	1	-
B1 – White	-	35	-	1
R2 – Maroon	-	52	1	1
Y3 – Deep Gold	8	11	-	-

B. Wood Fencing

1. Where wood fencing is approved in a neighborhood, all internal privacy must be two or three rail, No. 1 or No. 2 cedar, one (1) inch by four (4) inches or one (1) inch by six (6) inches vertical notched pickets with no wane or rot holes, and with minimal knot holes.
2. Alternate materials that mimic the look and color of weathered cedar can be used with approval. This is on a case-by-case basis.
3. General Information
 - A. Line posts may not be more than eight (8) feet apart.
 - B. Unless otherwise noted in a neighborhood supplemental, the height of any fence cannot exceed six (6) feet six inches as measured from ground up.
 - C. Breezeway fences are allowed to be as short as four (4) feet.
 - D. The Modifications Committee may consider horizontal louvre breezeway fences.
 - E. Structural framing or the "unfinished" side of a fence or gate may not be exposed to any public street, sidewalk or green space.
 - F. Painting, staining or varnishing wood fences is prohibited.

G. Non-pigmented wood sealant is permitted.

C. Metal/Wrought Iron/Aluminum Fencing

1. Top of metal picket design must be approved by the Modifications Committee.
2. Lots backing onto a lake or other recreational amenity are restricted to the use of metal fencing along the rear property line and, if required within certain neighborhoods, a minimum of thirty (30) feet up the side property line. A recreational amenity is any publicly accessible structure, lake, trail or park owned and maintained by the NTRCA.
3. Metal fencing must be vertical, cannot be more than six (6) feet in height with a minimum height of four (4) feet and must be painted black.
4. Screening of fence with plant material is acceptable, excluding spreading bamboo or banana trees.
5. Metal fencing added to or replaced on a lot must match the original metal fence material installed by the builders or developer within a neighborhood.
6. No chain link fencing is permitted.
7. Breezeway fence colors may be black or dark green.

D. Gates

1. General

No initials, symbols, artistic designs, etc., are permitted to be incorporated into a gate.

2. Metal Fence Gates

Metal Fence Gates are permitted if consistent with the architectural style of the home and keeping within the design of the neighborhood.

3. Wood Driveway Gates

Wooden driveway gates are not permitted.

4. Metal Driveway Gates

- A. Metal Gates are permitted provided the gate is a black iron or aluminum gate.
- B. Metal driveway gates may only be six (6) feet in height and may include an arch that rises to no more than seven (7) feet in the center.
- C. Gates must not be installed beyond the most forward portion of the dwelling.
- D. All gate equipment must be located inside the gate and screened from view and cannot swing into the street.

4. Flags

- A. The flag shall be no larger than three (3) feet by five (5) feet.
- B. The flag must be maintained in good condition at all times.
- C. Brackets on the exterior of residences are permitted to hold decorative or traditional flags.
- D. Illumination of flags is permitted if the lighting is ground mounted up-lighting and a maximum wattage of 100 watts.
- E. Lighting used to illuminate a flag must not indiscriminately illuminate an adjacent lot.

5. Flag Poles

- A. Only one flagpole is permitted on a lot.
- B. A freestanding flag pole shall not exceed twenty (20) feet.
- C. A flag pole attached to a dwelling or a free-standing flag pole shall be constructed of permanent, long lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling.

- D. The flagpole shall comply with applicable zoning ordinances, easements and setbacks of record.

6. House Numbers

- A. House numbers are required and may only be placed on the front of the residence and/or on the curb.
- B. House numbers must not exceed four (4) inches in height and may not be placed on the front door of the residence.
- C. Numbers may be made of wood, plastic, metal, ceramic or carved into stone and must conform to the overall character of the neighborhood.
- D. No peel-and-stick type numbers are permitted.
- E. House numbers must be visible from the street (lighting is recommended but not required) and cannot be obstructed by shrubs, trees, etc.
- F. Painting of address numbers on street curbs is permitted. Curb numbers must be black, four (4) inches in height, on a white background which is no more than six (6) inches in height by eighteen (18) inches in width with no special motif and must be maintained.

7. Lighting

- A. Any light that produces either white or warm white light is acceptable.
- B. Mercury vapor or sodium halide lights are prohibited.
- C. Colored bulbs or lens covers are not permitted except during the holiday season.
- D. House mounted lighting must be complementary or painted to match the primary color of the residence.
- E. Freestanding "yard" lights must be single lamp, dark green, dark brown, or black in color, no higher than six (6) feet, and may not have signs of any type attached to them.
- F. Standard commercial grade landscaping lights are permitted in front landscaping beds only, with white or frosted low voltage bulbs, and wiring and transformers concealed from view.
- G. Only low voltage landscaping lights using white or frosted bulbs are permitted in front landscaping beds.
- H. Any "security" or "flood" lighting must be a wattage or lumen count which does not indiscriminately illuminate neighboring property. These fixtures must be mounted onto a home so that they are screened from public view.
- I. Lighting must not adversely affect neighboring properties.

8. Mechanical Equipment Screening & Placement

- A. All air conditioning units, pool equipment, water softeners and any other mechanical equipment must be screened from public view. Screening may consist of plantings or architectural elements approved by the Modifications Committee.
- B. Water softeners may be installed on the side or rear of the home and must drain to the sanitary sewer.

9. Satellite Dishes and Antennas

- A. Satellite Dishes and Antennas do not need Modifications Committee approval if placed in the following locations.
 - 1. On the back of the house or garage below the roof peak, so as to not be readily visible from the street.
 - 2. In the back yard of the house so as to not be readily visible from the street.
- B. If the installer can achieve an acceptable quality signal at each of the locations described in paragraph 9.A above, then the first location should be used.
- C. Under no circumstances should the front of the house be used for Satellite Dish or Antenna location unless it is the only place quality signal can be achieved. A signal test should be submitted to the Modifications Committee for review and approval.

10. Sidewalks

1. The City of Sugar Land is responsible for all sidewalks parallel to the road in non-gated communities. Citizens of gated communities are responsible for maintaining at their expense, all sidewalks parallel to the roadway.
2. A request to repair or replace a sidewalk should be submitted to the City of Sugar Land directly.

A. Walkways

1. Homeowners are responsible for maintaining, at their expense, all walkways leading from the residence to the driveway, to the backyard or to the sidewalks.
2. Walkways leading from the residence to the sidewalks must be paved with a hard surface such as broom finish, patterned or stamped concrete.
3. Walkways leading from the residence to the driveway or backyard must be paved with a hard surface such as pavers or broom finish, patterned or stamped concrete.
4. Where pavers are used, they must be concrete and installed flush with the earth.
5. Asphalt or crushed gravel is prohibited.

11. Trampolines

- A. Trampolines must be placed in the rear of the property and at least five (5) feet away from any property line.
- B. Trampoline enclosures require Modifications Committee approval and must be solid blue, tan, brown or black and must complement the surrounding improvements with no initials, logos, words, or stripes.

Section III – Landscaping

1. Borders

- A. Borders can only be installed around planting beds and tree wells.
- B. Acceptable border materials include, brick, landscape timbers, concrete borders, Bender board or stone.
- C. The same material and color must be used for all borders.
- D. When using bricks with holes, the holes must not be visible from the street.

2. Composting Devices

- A. The Modifications Committee shall regulate the size, type, shielding and materials for the location of a composting device so long as it does not prohibit the economic installation of the device on the owner's lot where there is reasonably sufficient area to install the device.
- B. Composting Devices are only permitted within an Owners fenced backyard.
- C. Composting Devices containing material that is not from the homeowner's yard or landscape must be in a closed container with sides and a permanent cover.

3. Decorations

- A. Decorative Embellishments (limit 3) located in public view must have the approval of the Modifications Committee and must be maintained at all times.
- B. Statues must be a natural color and not painted unless approved by the Modifications Committee.
- C. One (1) birdbath may be located in the front yard landscaping beds and must be incorporated into the landscape design in an attractive manner.
- D. Birdhouses and feeders may only be placed in the backyard in a location that is screened from public view to the maximum extent possible. Birdhouses cannot exceed seven (7) feet in height.
- E. Purple martin houses will be approved on a case-by-case basis.
- F. Fountains may be located in landscaping beds surrounding the home,
 - 1. The materials and colors of the fountain must complement the home and be aesthetically pleasing.
 - 2. The height of the fountain must be an appropriate size for the house. Generally, a fountain may not exceed four (4) feet in height from the ground.
 - 3. The Modifications Committee reserves the right to request additional screening
 - 4. Water fountains must be operational at all times
- G. Trellis
 - 1. Trellises may be located on the walls of the house or garage, or on the side fencing, and must be incorporated into the general landscape design.
 - 2. All free-standing trellises must be located in the rear of the home.
 - 3. The maximum height of a trellis shall not exceed eight (8) feet when measured from ground to the top of the trellis.
 - 4. Trellises may be made of metal or wood, but may not be constructed with PVC pipe.
 - 5. Acceptable colors include brown, black, gray, green or white and must complement the existing home colors.
 - 6. Trellises located above a garage door will be considered on a case by case basis

4. Grading and Drainage

- A. No owner or occupant of a Unit may obstruct or re-channel the drainage flows after location and installation of drainage swales, storm sewers or storm drains, unless to improve drainage.
- B. The NTRCA will not assume any responsibility whatsoever for any damage brought about by the grading, drainage or other improvements or modifications made by the builder or the Homeowner or anyone under the direction of the Homeowner.

5. Irrigation Systems

- A. Installation of an irrigation system does not require approval by the Modifications Committee; however, the City of Sugar Land requires a permit.
- B. The system must be designed to ensure that indiscriminate watering does not occur on streets, sidewalks, or neighboring yards.
- C. Screening of any above ground valves or controllers is required.
- D. Irrigation systems must have a backflow preventer.

6. Landscape Beds

Where new landscaping beds are being installed or existing beds are being replaced:

- A. The landscape beds must screen the foundation of the house from public view.
- B. Excluding flowers and ground cover, front landscaping plants must be a minimum of 1-gallon container grown stock

7. Mulched Beds

- A. All Tree wells and flower beds must be mulched with at least two (2) to three (3) inches.
- B. Mulch must be the same color in the beds as well as around the base of the trees.

8. Plant Containers

- A. No more than a total of five (5) plant containers may be placed on the front porch, against the house, garage or in the front yard. The containers must be a size and design to complement the architecture of the home.
- B. Original nursery plant containers are not acceptable.
- C. Artificial plants are not acceptable within the front landscaping.

9. Rain Barrels and Rainwater Harvesting Systems

- A. Rain Barrels or systems may be no higher than 48 inches and located in the rear of the home.
- B. Permissible colors are black, brown or green.
- C. The rain barrel should not display any language or other content that is not typically displayed by such a barrel or system as it is manufactured.
- D. The rain barrel or system must be shielded with adequate landscaping from public and adjacent property view.

10. Trees

Residents are urged to keep their yard and street trees when at all possible to maintain the aesthetics of New Territory.

A. Yard Trees

A tree may be removed if it is diseased, dead, causing damage to the sidewalk or the resident's foundation. Replacement or additional yard tree must be either container grown or machine transplanted with a minimum of thirty (30) gallons or a minimum diameter of four (4) inches. **Removal of any trees must be approved by the Modifications Committee. Replacement trees must be one of the same species or a single trunk, evergreen tree from the suggested approved trees, with a minimum diameter of four (4) inches.**

- 1. Unless otherwise stated below or in a neighborhood supplemental, a minimum of one-yard tree is required per lot.
- 2. Front yards with a distance less than thirty feet (30) feet from the street sidewalk to the main portion of the front of the home are not required to have a yard tree.
- 3. Cul-de-sac lots are not required to have a yard tree.

4. A homeowner may request the removal of a yard tree in yards larger than stated above if they have a foundation inspection report that indicates the tree roots are a likely cause of damage to the foundation.
5. The homeowner may be required to repair or assume the cost of the repair to any common area damaged by any tree on their property.
6. No fruit trees are permitted in the front or side yards unless the developer planted the trees.
7. Banana trees and bamboo are only permitted in the backyard; however, any damage that occurs to common areas or fences as a result of the growth of either species may require the owner to pay for the repair.
8. Vegetable gardens are only permitted in the back yard.
9. **Please contact the City of Sugar Land for Residential Front Yard Landscaping Requirements**

B. Street Trees

A street tree may be removed if it is diseased, dead, or causing damage to the sidewalk, curb or driveway. Street trees may be removed and not replaced.

1. Any tree is removed, the stump must be ground down and the area sodded or landscaped
2. If the area is to be landscaped – modification approval is required.

C. Suggested Approved Trees

1. Little Gem Magnolia, Yaupon, Holly (various species).

11. Turf Grass

- A. St Augustine, Zoysia, and Palmetto grass may be used in homeowner's yard.

12. Yard Furniture in Front or Side Yard

- A. All furniture placed in the front or side yard must have approval from the Modifications Committee prior to installation.
- B. Acceptable furniture includes wrought iron, cement or wood benches, small chairs, and small tables.
- C. Acceptable furniture colors include solid black, gray, brown, white, and dark green.
- D. Yard furniture must be maintained at all times.
- E. Unacceptable furniture includes, but is not limited to, plastic or webbed furniture such as folding lawn chairs. Picnic tables and their benches are not permitted in the front or side yard.

Section IV – Structural

1. Set Back Requirements

- A. No permanent structure is permitted within the easements.
- B. Structures must be at least five (5) feet from any property line.
- C. 25 percent (25%) of the back yard must be maintained as green space.
- D. Additional drainage may be required.
- E. Drainage from outdoor kitchens or showers must drain directly to the sanitary sewer

2. Arbors, Decks, Gazebos, Grottos, Pavilions, Patios and Pergolas

A. Arbors, Gazebos, Pavilions and Pergolas

1. The maximum height of arbors, gazebos, pavilions and pergolas may not exceed twelve (12) feet measured from the ground up.
2. Must be made of natural wood or match the home color.
3. Must not encroach into any utility easement or building lines.
4. Must be located so that drainage is contained on the owner's lot.
5. Arbors and Pergolas may not be covered by any material while, Gazebos and Pavilions must be shingled to match the home
6. Canvas maybe used as a cover or roofing material for Gazebos and must be a solid neutral or earth tone color. The canvas must be maintained in a like new condition and replaced as wear and/or fading becomes visible.
7. Must be located in the rear yard unless the home is located in a zero-lot line neighborhood.
8. DIY Gazebo kits or prefab gazebos are permitted provided all materials match or are complementary to the existing home and provided that the roof color is in the brown, gray or black hues or color in the NTRCA roof palette.

B. Patios and Patio Covers

1. All patios covers must be located in the rear yard and be of wood construction with the exception of professionally installed anodized or baked enameled finish aluminum.
2. The maximum height of a patio extension or deck from the slab level is eighteen (18) inches from the ground.
3. Attached patio covers must be integrated into the existing roofline flush with the eaves, when possible.
4. Shingles must match the color and material of those used on the residence.
5. Metal and fiberglass materials are strictly prohibited.
6. Supports must be painted wood, treated wood, HardiePlank, stone, brick, or painted metal columns. Pipe material used as a structural support must be concealed from view.
7. Frames must be painted to match the trim of the house when untreated wood is used.
8. If proposed patio location is less than five (5) feet from a side lot line and has an enclosed roof design, the Modifications Committee may require gutters and downspouts to be installed in order to control drainage on owner's lot.
9. Must be located so that drainage is contained on the owner's lot.

C. Retractable Shade Covers

1. Retractable shade covers are permitted.
2. Canvas must be solid neutral or earth tone in color and maintained in like new condition.

D. Acceptable Patio or Shade Structure Materials

1. Anodized or baked enamel finish aluminum.
2. Painted wood (to match trim on the home).
3. Natural pressure treated wood such as cedar, fir, redwood or pine.
4. Alternate materials such as tempered safety glass will be considered on a case by case basis

E. Unacceptable Patio or Shade Structure Materials

Corrugated metal or fiberglass, plastic webbing, wood shingles, straw like materials or unfinished metal are not acceptable materials and are not permitted.

F. Sun Shade Sails

1. May only be located in the back of the home.
2. Maximum height of poles may not exceed twelve (12) feet.
3. Supports must be at least four (4) inch metal or six (6) inch by six (6) inch treated wood posts.
4. Sails must be made of polyethylene or a similar UV resistant, heavy duty, weave material.
5. Sails must be tan (sand), gray, dark blue or dark green.

G. Grottos

1. Grottos must be complimentary to the architectural elements, materials and color of the home (including roofing).
2. All grottos must be located in the rear yard within the setbacks established for each lot and may not exceed nine (9) feet six (6) inches in the actual exterior peak height.
3. Grottos must be screened from public view to the maximum extent possible by permanent structures such as home, garage, wooden fences or landscaping.
4. Grottos are not permitted in utility easements and must be located at least five feet from side fences.

3. Decks

- A. The maximum height of the decking from the slab level is eighteen (18) inches.
- B. Multi-level decks are permitted but the highest level may not exceed eighteen (18) inches from the slab level. Benches and railings may exceed this height.
- C. Upper level decks may not exceed beyond the building lines nor exceed the height of the second floor level.
- D. Metal and fiberglass materials are strictly prohibited.
- E. Concrete decks may be painted provided they are not visible from a street, walkway, lake or greenbelt
- F. Concrete patios or decks must be located in the backyard

4. Building Extensions or Additions

A. General

The following conditions apply to all building additions

1. Maximum building height is thirty-five (35) feet
2. Additions to the home must not exceed 25 percent (25%) of the total original main areas, as defined by the Fort Bend Central Appraisal District. Main Areas are defined on the Property Datasheet under Improvements with the first two characters of type containing "MA".
3. All elevation treatments such as entrance, windows, rooflines, etc., must follow the common architectural design of the existing residence.
4. All extensions added to homes and garages facing a public view corridor (lakes, parks, etc.) may be required to have 100 percent (100%) brick or other masonry material on all exterior walls as necessary to be consistent or complimentary with the common architectural design of the existing home.
5. All windows overlooking a neighbor's yard must be frosted glass.
6. Windows looking directly onto a side neighbor's house may be required to be frosted, offset or moved.

7. Extensions which overhang or cantilever from the second floor of a residence (decks, balconies, canopies, etc.) must not extend a distance greater than three (3) feet from the front elevation or eight (8) feet from the rear elevation, and must be located within the building setback requirements (see your lot survey).
8. Balconies must be constructed of materials that are painted to match the approved colors for siding and trim. Ornamental iron may be used on balconies, if appropriate with the architectural style of the home.
9. No freestanding carports are permitted.
10. Breezeways may not be enclosed
11. No Balconies may be added to new additions above attached or detached garages
12. The Modifications Committee requires a minimal amount of information to be submitted with the application in order to determine whether to approve a planned extension or addition.
 - A. Plot plan (survey) – Indicate the location of all existing structures and details of the proposed addition. Identify all property lines, building lines and utility easements.
 - B. Construction plans – Must include floor and elevation plans. All plans must be fully dimensioned and must include roof pitch and materials. A palette of pre-approved colors and roof shingles is available online and at the NTRCA office.
 - C. Drainage plan, if extension or addition would impact the current drainage plan.

B. One and Two Story Additions

1. One and Two Story additions are limited to a depth of no more than half the distance of the shortest depth of the original home (Example – Original shortest home depth is 50 feet; maximum depth of addition is 25 feet).
2. All room additions must be attached to the existing home or garage.
3. The height of an addition outside of the original footprint of a home cannot exceed the peak height of the existing home.
4. Additions above a garage must stay within the footprint of the existing garage

C. Detached Garage Additions

1. Only half story additions may be built over detached garages. Examples of acceptable story-and-a-half Detached Garages can be found in Appendix G.
2. Staircases providing access to the second story should be from within the garage. Exterior staircases will be considered if placed either on the side of the garage facing the owner's main backyard or the back of the garage.
3. Detached garage additions may not be tied into the existing home.

5. Doors

A. Front Door

1. Front entries should incorporate solid wood or solid core doors, fiberglass or steel (that mimics the look of wood) not less than six (6) feet six (6) inches and no more than eight (8) feet in height.
2. The installation of burglar bars on the exterior door which is visible from a public area is prohibited.
3. No stained glass or ornamental doors are permitted unless approved by the Modifications Committee
4. Sidelights are permitted and may be etched, tinted or frosted.

B. Storm Doors

1. The mounting of storm doors should not detract from overall appearance of the home. All modification requests must include a brochure and/or photo and trim color of the door.
2. Must be solid full view, single pane glass door with a clear factory tint. No screens, etching, shade or additional tint will be permitted on either side of the storm door.
3. The storm door trim must be a color from the approved color palette.
4. Unfinished aluminum or wooden screen doors are not permitted.

C. Garage Doors

1. Replacing garage doors requires Modifications Committee approval when not similar to original style.
2. Garage doors must be constructed with decorative panels and must be painted only one color to match the exterior side of the residence.
3. Doors may either be metal or wood panels, and the design must be in keeping with the character of the neighborhood.
4. The only acceptable window treatment on garage door windows is a non-reflective tint.
5. Rolling security doors and windows are not permitted.

6. Driveway Extensions

- A. A minimum of two (2) feet of green space must be maintained between driveway and property line.
- B. The extension must be constructed in such a manner as to direct all drainage off the driveway toward the street and not onto adjacent property.
- C. No more than a three (3) foot extension is allowed.
- D. Asphalt and crushed concrete are prohibited.
- E. The location of all driveway extensions regardless of material or size will be considered on a case-by case basis.
- F. Full length extensions must tie into the curb. The old curb must be torn out and the new curb installed adjacent to the new driveway extension
- G. Driveways may only be extended once.

7. Driveway Replacements

- A. Driveways must be paved with a hard surface such as concrete, concrete pavers, patterned concrete and stamped concrete. Where pavers are used, they must be the same design and color.
- B. Driveways must have dowel expansion joints.
- C. Asphalt or crushed gravel is prohibited.

8. Garages

- A. Carports are not permitted.
- B. Must be a minimum of twenty (20) feet by twenty (20) feet.
- C. May not be used for leased habitation purposes.

9. Generators - Permanent

- A. Must have a Noise Rating/Noise Level/dBA rating below eighty (80) decibels.
- B. Must not block drainage and must be hidden from view.

10. Gutters and Downspouts

- A. Gutters and downspouts must be painted or have a factory applied color to match approved siding or trim color of the home.
- B. Any addition of gutters in the front of the home requires approval by the Modifications Committee.
- C. Damaged or deteriorated gutters or downspouts must be repaired or replaced.
- D. Gutters not originally installed by the builder are not required unless damage is resulting to fascia, siding or landscaping.

11. Painting of House Exterior

- A. A paint palette with approved colors is contained in Appendix H and available at the NTRCA office. Colors must complement each other; therefore, some exterior collections of approved paint colors are provided at the NTRCA office.
- B. Repainting using the existing colors from the approved paint palette does not require approval by the Modifications Committee.
- C. The home's base color may be used as the only color for the home, but it is preferred that the shutters and trim are painted a contrasting color darker than the base color from the approved paint palette.
- D. The exterior paint should have an eggshell, flat or satin or semi-gloss finish. Gloss paint is only to be used on doors and shutters.
- E. It is suggested that a mildewcide be added to the paint to inhibit mold and mildew.
- F. Painting of brick on a home is strictly prohibited.

12. Play Structures and Swing Sets

- A. Play structures and swing sets must be located in the rear yard within setbacks established for the lot, at least five (5) feet from side or rear property line and be screened from public view to the maximum extent.
- B. Play structures and swing sets located on lots which back up to or adjoin main arterial roadways, common areas or neighborhood entries may be required to be further screened from view.
- C. Residents may be asked to screen the structure to the maximum extent possible when the Modifications Committee deems the structure obtrusive to a neighboring lot.
- D. Play structures must be constructed of materials resistant to rust or decay and be either painted to match the color scheme of the home or allowed to attain a natural weathered finish that is harmonious with surrounding fences.
- E. Canvas covers must be solid blue, green, tan or brown and must complement the surrounding improvements with no initials, logos, wood, or stripes.
- F. Canvas covers must be securely attached to the structure.
- G. Play structures must be no higher than twelve (12) feet.
- H. All play structures and swing sets must be properly maintained so as not to detract from neighborhood, including the repair or replacement of any worn, broken, missing, torn or discolored materials as well as painting of any rusted or discolored parts.
- I. Alternate materials such as composite wood that mimic the look and color of weathered cedar may be used and must be approved by the Modifications Committee.
- J. Tire swings are only permitted in the rear yard.
- K. Tire swing ropes must be solid blue, green, tan or brown and must complement the surrounding improvements with no initials, logos or stripes.
- L. Tree swings and any other type of swing are not permitted in front or side yards.

13. Roofs

A. Roof Pitch, Form and Materials

1. Roofs may take on a variety of forms, however, gabled or hipped roofs are preferred.
2. The minimum acceptable roof pitch for most structures is six (6) on twelve (12) and the maximum is twelve (12) on twelve (12). Patio Covers may have a minimum pitch of three (3) on twelve (12) and a maximum of twelve (12) on twelve (12).
3. Flat roofs are not allowed.
4. Mansard, gambrel and other types of non-standard roof forms are not permitted.
5. All asphalt shingles must be a minimum classified weight of 230 pounds and must be in the brown, gray or black hues in color. A color palette is contained in Appendix I and available at the NTRCA Office.
6. Stone-coated steel roof design with an asphalt coating is allowed and must follow the color guidelines of standard asphalt shingles.
7. Roof tiles made of clay or pre-colored concrete are allowed with Modifications Committee approval, provided they complement the architectural style and color of the home.
8. Wood shingles of any kind are not permitted. Painting of roof materials is also prohibited.
9. Photo of home and a sample of the material must accompany a Modification Request made to the Modifications Committee.
10. Subject to Modifications Committee approval an owner may install shingles on the roof that are:
 - A. Designed to:
 1. Be wind and hail resistant.
 2. Provide heating and cooling efficiencies greater than those provided by customary composite shingles, or
 3. Provide solar generation capabilities; and,
 - B. When installed:
 1. Resemble the shingles used or otherwise authorized for use on property in the subdivision,
 2. Are more durable than and are of equal or superior quality to the shingles described in paragraph 11.A.4 above.
 3. Match the aesthetics of the property surrounding the owner's property.
 - C. Where there is damage to the roof either by fire or storms, the damaged sections must be replaced with the same color shingles as is existing.

B. Exposed Roof Metal

1. All roof stacks and flashing must match or be painted to match the roof color.
2. All stacks, attic ventilators, plumbing vents and other penetrations must be placed on the rear slope of the roof where possible and must be mounted perpendicular to the ground plane.
3. The use of copper or pre-finished metal roof on select accent areas requires Modifications Committee approval.

C. Skylights

1. The location and design of all skylights must have approval from the Modifications Committee.
2. Skylights on the front slope of any roof are not permitted without special approval from the Modifications Committee.

D. Saunas, Outdoor Buildings

1. The assembled height of the sauna can be no higher than eight (8) feet.
2. The building must be complimentary to the architectural elements, materials and color of the home (including roofing).
3. Sauna buildings must be located in the rear yard within the setbacks established for each lot and may not exceed eight (8) feet six (6) inches in height, including foundation.
4. Sauna buildings must be screened from public view to the maximum extent possible by permanent structures such as home, garage or wooden fences.
5. Placement of sauna buildings in utility easements is done at the owner's risk.
6. The building may not be placed within five (5) feet of any fence.
7. Additional screening from adjacent property view may be required.

E. Solar Devices

1. A solar device if located in a fenced yard or patio shall not be taller than the fence line.
2. A solar device shall not be installed on a lot in a manner that voids material warranties.
3. A solar energy device mounted on the roof of the home
 - A. shall not extend higher than or beyond the roofline.
 - B. shall conform to the slope of the roof and have a top edge that is parallel to the roofline.
 - C. shall have frames, support brackets, or visible piping or wiring that matches the roof color of the home or is a silver, bronze, or black tone commonly available in the marketplace.
 - D. shall only be located on the rear and side elevation of a property excluding those side elevations on corner lots or rear elevations unless the alternate location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than ten percent (10%) above the energy production of the device
4. Requests for solar devices must be accompanied by compass points on a plot plan.

14. Screen Enclosures and Doors

- A. All screen enclosures must be located within the setback requirements of a lot (as noted on your plat or lot survey) and must be single story in height.
- B. Screen enclosures must be constructed of anodized or enamel painted aluminum in brown, gray or black.
- C. All colors are subject to approval of the Modifications Committee and must be consistent with the exterior color scheme of the home.
- D. Bright finished metal exterior doors, windows, window screens, louvers, exterior trim or structural members are not permitted.

15. Siding

Vinyl siding or HardiePlank are allowed.

16. Storage Buildings

- A. Storage buildings must be complimentary to the architectural elements, materials and color of the home (including roofing).
- B. All storage buildings/auxiliary structures must be located in the rear yard within the setbacks established for each lot and storage buildings/auxiliary structures may not exceed 120 square feet in size and nine (9) feet six (6) inches in the actual exterior peak height.
- C. Metal storage buildings are not preferred but are permitted if no more than six (6) feet six (6) inches in the actual exterior peak height and have a solid sheet of metal roof in the brown, gray or black hues or color in the NTRCA roof palette.
- D. .

- E. Storage buildings must be screened from public view to the maximum extent possible by permanent structures such as home, garage or wooden fences.
- F. Placement of storage buildings in utility easements is done at the owner's risk.
- G. Storage building may not be placed within five (5) feet of any fence.
- H. Two storage sheds may be permitted provided the combined total square footage of the storage sheds does not exceed 120 square feet and the actual exterior peak height of each storage shed does not exceed eight feet.
- I. Prefab or DIY Storage shed kits are permitted provided the color is complementary to the home and the roof color is in the brown, gray or black hues or color in the NTRCA roof palette.

17. Swimming Pools, Spas and Hot Tubs

- A. Swimming pools, spas, hot tubs and pool decking may not be located any closer to side or rear property lines than as prescribed in the setbacks requirements or public utility easements for a home.
- B. Above ground pools are not permitted.
- C. Pool pumps and equipment must be contained within a fenced backyard and must not be visible from any street or public view. (Article VIII, Sec. 9, Page 61)
- D. Pool screened enclosures are permitted on a case-by-case basis.
- E. All drainage must follow county, city, and local drainage guidelines and if built up to the easement must include additional drainage.
- F. Pool water or backwash cannot drain to the sanitary sewer system.
- G. The perimeter fence around the rear and side yard of a home should be sufficient screening for a pool and be in compliance with any applicable health or safety codes regarding pools. Only those pools completely enclosed within a fenced area will be approved.
- H. During construction of any pool-related improvements, the site must be kept secure from public access and maintained in a clean, workman-like condition.
- I. A self-latching gate with a spring must be installed on all gates as required by Texas Law.
- J. Deposits may be required by the NTRCA for the removal of adjacent common area fences, as required by Resolution 2010-17r2, and all amendments thereto.
- K. Waterfalls and slides may not exceed above the fence line and must be screened from public view.
- L. Pools can be drained through a drainage pipe to the street with a pop off valve between the sidewalk and the curb. No curb cuts are permitted.

18. Temporary Structures

- A. Temporary structures will be allowed under certain circumstances such as remodeling or moving and must only be for the duration of a specific project.
- B. The structures cannot be suitable for living.

19. Walkway Replacements

- A. Walkways to the front door or adjacent to the driveway must be paved with a hard surface such as concrete, concrete pavers, patterned concrete and stamped concrete.
- B. Must be no more than four (4) feet wide, of similar or better quality than the existing property sidewalk, walkway or driveway
- C. Replacement walkway must match the existing.
- D. Asphalt or crushed gravel is prohibited.

20. Windows

A. Window replacement or addition of Storm Windows

1. All aluminum windows, screens, sliding doors and frames for fixed glass must have a factory applied baked enamel or anodized bronze or white finish.
2. Vinyl clad, aluminum clad and wood windows will be permitted subject to color approval.
3. Bright mill finish material is prohibited.
4. The use of foil or reflective mirror finishes on windows is prohibited.
5. Storm windows require Modifications Committee approval and must complement existing window treatment.
6. All replacement windows must be of the same design.
7. Windows grids are not mandatory.

B. Window awnings, shades and coverings

1. Canvas awnings are permitted only on the rear and side yard windows of the home to reduce solar exposure. They must be a solid neutral or earth tone color, and must be well maintained at all times.
2. Interior window treatments, visible from public streets, must be white, off white or neutral in color.
3. Foil and/or reflective finishes are prohibited.
4. Natural wood blinds are permitted.
5. Paper, bed sheeting, foil, tape or other temporary materials are not permitted except during the time of imminent weather damage and must be removed within five (5) days, including tape and tape residue.

C. Glazing/Glass Tinting

1. Factory installed tinted glass is permitted on a home to reduce solar exposure.
2. Acceptable film or glazing colors are gray, charcoal or clear film.
3. All windows on any particular side of the home must be tinted in the same manner.

D. Window Ornamentation

1. The installation of burglar bars on the exterior of any window which is visible from a public view is prohibited.
2. Window ornamentation must be installed on the inside of a home and be screened at all times by shades, shutters, curtains, blinds or other suitable covering material.
3. Exterior shutters must be made of wood or an alternate material that has the look of wood.
4. Where shutters are installed, the look and make of the shutter must fit the style of the home.
5. Rolling storm shades are not permitted on the front of the home but will be considered on a case by case basis for the sides and rear of the home.

E. Solar Screening

1. All solar screens must be made of heavy gauge vinyl mesh in brown, gray or black.
2. Screens may not detract from the overall appearance of the home.
3. Screens must be applied to all windows on any particular side of the home.

Article IV – Definitions

Section I – Background

In order to ensure consistent language used within modification request, the definitions defined herein will be used by the Modifications Committee. Where available definitions were used from the **Dictionary of ARCHITECTURE and CONSTRUCTION** by Cyril M. Harris (Fourth Edition, Copyright 2006, ISBN 0-07-145237-0) and are identified below with the page number from this reference. In some cases these definitions were expanded to meet the needs of NTRCA. Where existing definitions were not available, the Modifications Committee created definitions for these items.

Section II – Definition Table

Item	Description	Reference
AC	Architectural Committee.	
A/C	Air Conditioner.	MW
Arbor	A light, open structure having a lattice framework, usually supporting intertwined vines or flowers; a shaded, leafy recess, often formed by tree branches.	48
Arboretum	An informally arranged garden, usually on a large scale, where trees are grown for display, education, or scientific purpose.	48
Attached Garage	A garage which has at least one wall (or part of one wall) in common with a building.	
Attic	1. A garret. 2. In classic building, a story built above the wall cornice. 3. The space between the ceiling framing of the topmost story and the underside of the roof framing.	64
Backyard	The rear yard and side yard that is behind a fence.	Wikipedia
Building Lines	A line established by law or agreement usually parallel to a property line, beyond which a structure may not extend.	148
Building Restriction Line	A line, defined by local ordinances, beyond which a structure may not be erected; usually parallel to the street line.	149
Carport	A covered automobile shelter associated with a separate dwelling. It has one or more sides open to the weather	176
CM	Compliance Manager.	
CC&Rs	The Declaration of Covenant, Conditions and Restrictions for New Territory Residential Community Association, as amended.	
Change	A modification of or addition to an existing improvement or a new improvement.	
Commencement	To begin or start.	
Conditional Variance	Subject to, implying, or dependent upon a condition.	MW
Cover/ Roof	The top covering of a building, including all materials and construction necessary to support it on the walls of the building; provides protection from rain, snow, extreme temperature, and wind.	827
Datum	A level surface or point to which other levels are related; a reference in measuring elevation.	297
Deck	1.The flooring of a building or other structure. 2. A flat open platform as on a roof. 3.An open uncovered porch extending or surrounding pool, most often composed of wood or synthetic wood.	300
Deed Restriction	A recorded covenant relating to the use of property.	
Detached Garage	1. A garage which is connected to a building, as by a covered porch or breezeway. 2. A garage which is completely surrounded by open space.	
Deviation	Divergence or departure from accepted norms or standards.	

Item	Description	Reference
Dimension	A geometric element in design, such as length, angle or the magnitude of a quantity; e.g. height and length of sides of a garden shed.	312
Dormer Window	A structure projecting above a sloping roof, usually housing a vertical window.	324
Driveway Extension	Any addition to the existing driveway width.	
Downspout/ downpipe	A vertical pipe, often of sheet metal, used to conduct water from a roof drain or gutter to the ground.	332
Driveway	A private way or road, which is primarily for use by automobiles.	338
e.g.	An abbreviation of the Latin: "for example".	MW
Easement	An interest in land owned by another that entitles its holder to a specific limited use or enjoyment.	
Eaves	The part of a roof that projects beyond the exterior wall; usually the lower edge of a sloped roof.	353
Elevation	1. A drawing showing the vertical elements of a building, either exterior or interior, as direct projection to a vertical plane. 2. The vertical distance above or below some established reference level.	362
Fascia (Eaves fascia)	A board that is nailed vertically at the ends of the roof rafters; sometimes supports a gutter; also called fascia board.	390/354
Floor Plan	A drawing; a horizontal section taken above a floor to show, diagrammatically, the enclosing walls of a building, its doors and windows, and the arrangement of its interior spaces.	422
Fence	A barrier that defines a property line encloses or borders on a field, yard or the like.	394
Front Yard	1. The yard of a home in front of a fence surrounding the back yard. 2. The portion of land between the street and the front of the house	MW
Gambrel	A roof which has two pitches on each side.	452
Garage	Building or part thereof where motor vehicles are kept.	452
Garden	A plot of ground principally for growing vegetables, fruits or flowering and/or ornamental plants	452
Garrett	1. Space within a roof structure; sometimes called an attic. 2. A room, usually with sloping ceilings, just beneath the roof of a house.	453
Gateway/ Gate Entry	1. A passage through a fence or wall. 2. A frame, arch, etc. in which a gate is hung. 3. A structure at an entrance or gate designed for ornament or defense.	456
Gazebo	A small ornamental structure usually built in a garden.	457
Glider	1. The action of a door's movement, usual on hinges or pivots 2. A seat suspended by ropes or chains and moves back and forth or from side to side.	MW
Grotto	A natural or artificial cave, often decorated with shells or stones and incorporating waterfalls or fountains	478
Guest/ servant quarters	A separate residence for guests/servant. A one-story building.	481
Gutter	A shallow channel of metal set immediately below and along the eaves of a building to catch and carry or rainwater from the roof.	483
Half Story	A story within a sloping roof; usually having dormer windows and occupying about half the area of the floor or floor below. Also, see garret and attic.	490
Hardscape	The part of a landscape made with hard material, such as patios, retaining walls, flagstone paths, etc.	
Hardship	Something that causes or entails suffering or privation.	MW
Horseshoe Arch	Also, Arabic arch, Moorish arch. A rounded arch whose curve is a little more than a semicircle so that the opening at bottom is narrower than it greatest span.	518
Lanai	A living room or lounge area which is entirely, or in part, opens to the outdoors.	572
Lattice	A network, often diagonal, of strips, rods, bars, laths, or straps of metal or wood, used as a screening or for airy, ornamental constructions.	578

Item	Description	Reference
Livable Space	A dwelling providing complete living facilities for one family, including permanent provisions for sleeping, eating, cooking and sanitation	595
Mansard	A roof having a double slope on all four sides, the lower slope being much steeper. Same as gambrel roof	615
MC	Modifications Committee	
NTRCA	New Territory Residential Community Association.	
Outdoor Kitchen	A kitchen area in an outdoor living space, usually designed for a more informal and recreational type of dining and entertaining.	
Pavement	The durable surfacing of a road, sidewalk, or other outdoor area.	708
Pavilion	A detached or semi-detached structure used for entertainment	708
Palmetto Grass	Palmetto is a native St. Augustine grass cultivar selected for better color and finer texture than ordinary St. Augustine grass. Palmetto St. Augustine grass demonstrates superior shade, cold, frost, heat, and drought tolerance.	AH
Patio	An outdoor area or courtyard, open to the sky but enclosed, or partially enclosed by walls of a building	708
Pavement Cracking	Fine opening on concrete surfaces in the form of a pattern; results from a decrease in volume of material near the surface and/or an increase in volume of the material below the surface.	708
Pavilion	A detached or semidetached structure used for entertainment.	708
Pergola	A garden structure with an open wooden-framed roof often latticed, supported by regular spaced posts or column.	717
Pitch	The slope of the roof, usually expressed as a ration of vertical rise to horizontal run.	732
Playhouse	A small building serving children as a make-believe home.	741
Plot Plan	A parcel of land which is described by reference to a recorded plat or by survey.	742
Porte Coch'ere	A carriage porch. A covered automobile entryway leading to a courtyard or backyard.	176
Portico	A covered entrance whose roof is supported by a series of columns or piers, commonly placed at the entrance to a building.	752
Rear Yard	The yard across the full width of a plot, extending from the rear line of a building to the rear property line	800
Roof Pitch	The slope of a roof, usually expressed as the angle of pitch in degrees or as a ratio of vertical rise to the horizontal run.	830
Roof stack, main vent	A vertical vent pipe installed primarily for the purpose of providing circulation of air to or from any part of the building-drainage system.	1041
Roof Turbine (wind turbine)	A non-electric alternative to ventilation, these vents use the natural force of wind and air pressure to spin and vent out stale attic air. They do it with a series of specially shaped vanes that catch the wind and provide rotary motion. This pulls hot, humid air from the attic.	AV
Roof Vent Pipe	A pipe connecting a space on the interior of a building with outside air.	1041
Sauna	A steam bath, in which steam is produced by spraying water on very hot stones; and in some modern units, heated surfaces other than stones are used.	852
Screen Enclosures	Provide great visibility while protecting the enclosed environment from flying insects. Screen enclosures are breezy and a variety of screen densities can also provide relief from the harsh sun when necessary.	
Shed	A rough structure for equipment shelter, storage, or a workshop.	879
Shrub	A woody plant with stems branching from or near the ground and, in general, smaller than a tree; a bush.	886
Shutter (exterior)	A solid and stable window covering usually consisting of a frame of vertical stiles and horizontal ails. It can be functional to cover a window or decorative attached permanently to the exterior of a house beside a window.	886
Sidewalk	A paved foot walk at the side of a street or roadway.	888
Side Yard	The yard between the side line of a building and the adjacent property line, extending from the front property line to the rear property line.	Wikipedia

Item	Description	Reference
Solar Panels	A solar panel (also solar module, photovoltaic module or photovoltaic panel) is a packaged, connected assembly of photovoltaic cells. The solar panel can be used as a component of a larger photovoltaic system to generate and supply electricity in commercial and residential applications.	908
Solar Screen	A nonstructural openwork or panel arranged so as to act as a sun-shading device	908
Solarium	A sunny room with more glass than usual typically one used for therapy	908
Street Tree	A tree growing in the limited yard area located between the street and the sidewalk running parallel to the street	
Stepping Stone	A flat stone set in level with the earth, or set in a pond or stream to provide a foot path	942
Structure	A structure is something (such as a building) that is constructed and has one or more of the following: electricity, plumbing, windows, screens, a roof with shingles or other approved materials, one or more walls, foundation, concrete slab/pad, ceiling fans or HVAC. It may be movable or permanent	
Subcontractor	A person or organization that has a direct contract with the prime contractor to perform a portion of the work at the site	961
Supplemental	Each neighborhood other than Cias Ridge, Curran Place and Tessa Lakes has their own set of restrictions that pertain to just that neighborhood. These are in addition to any other restrictions found in the Governing Documents. If there is a conflict between these and any resolution or policies, the supplemental shall govern.	
Survey	1. A boundary and/or topographic mapping of a site. 2. A compilation of the measurements of an existing building.	971
Swale	Swale or drainage ditches are provided to make certain water drains away from the home and off your lot to the street.	972
Swing	1. A seat suspended by ropes or chains and moves back and forth or from side to side. 2. The action of a door's movement, usually on hinges or pivots	974
Temporary Building	A structure without any foundation or footage and intended to be removed when a designated activity, time period or use for which the temporary structure was erected has ceased. Examples include storage Pods, Port-A-Pot, construction shed.	
Trellis	An open grating or latticework, of either metal or wood or an arbor or framework for the support of vines.	1014
Topiary	The clipping or trimming of plants, trees, and shrubs, usually evergreens, into ornamental shapes.	1004
Topographic Survey	The configuration of a surface including its relief and the locations of its natural and man-made features, usually recorded on a drawing showing surface variations by means of contour lines indicating height above and below a fixed datum.	1005
Topography	The art or practice of graphic delineation in detail usually on maps or charts of natural and man-made features of a place or region especially in a way to show their relative positions and elevations.	MW
Variance	An exception to an established rule or guideline.	
Veranda	An open porch or balcony, usually covered, that extends along the outside of a house or other buildings.	1042
Walkway	1. A passage or lane designed for pedestrian traffic. 2. A garden footpath.	1052
Wall Cornice	The exterior trim of a structure at the meeting of the roof and wall; fascia.	265
Wane	A rounded edge or bark along an edge or at a corner of a piece of lumber; usually caused by sawing too near the surface of the log.	1055
Wind Turbine	See Roof Turbine.	
Yard Tree	A tree growing in the front or side yard located on the exterior of the back fence. It does not include the yard area located between the street and the sidewalk running parallel to the street.	
* MW - Merriam-Webster Dictionary		
* AH - http://aggie-horticulture.tamu.edu/		

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Effective April 1, 2021

Appendix A

Modification Request Form

Effective April 1, 2021

NTRCA Modification Request Form

In an effort to provide and protect each individual homeowner's rights and values, it is required that any homeowner or group of owners considering improvements and/or changes to their property, must submit a NTRCA Modification Request. The Modifications Committee (MC) will review the planned improvements and/or changes. If any change is made that has not been approved, the Committee has the right to ask the homeowner to remove the improvement and/or change from the property.

Please complete this form in detail or your application will be denied.

Name of
Property Owner: _____

Email: _____

Property Address: _____

Cell Phone: _____

Neighborhood: _____

Date: _____

Please describe the planned improvements/change.

Please give the dimensions of the proposed improvements/change (size, height, length.)

Who will perform the actual work on this improvement/change? If contracted, include phone number.

Please describe building materials (i.e. type of lumber, fencing, paint, stain, screens, types of trees, or other materials.)
Attach samples of screen, paint, or stain. Attach color brochures or color photos, where possible.

- I understand that the MC will act on this request within sixty (60) days of receipt of this application
- I understand that depending on the improvement to be made, NTRCA will be contacting the surrounding neighbors to get their comment on the proposed modification.
- I agree not to begin property Improvements/changes until the MC notifies me of their approval.
- I agree to check with the City of Sugar Land for all applicable permitting requirements

Signature of Homeowner _____

Construction Start Date _____

Completion Date _____

Effective April 1, 2021

To help ensure your modification request is as complete as possible, you are required to complete the following checklist. For the modification you are requesting, place a check mark next to each of the minimum required items to indicate it has been enclosed with your request. ***If all minimum required documents are not provided the request will be denied. Additional supporting information, such as photographs are encouraged, but not required.***

Tier 1	
Siding:	_____ Brochure or Sample _____ Color _____ Materials
Painting home/garage door/front door:	_____ Sample of proposed colors <i>Paint palette is available at the association office.</i>
Window replacement:	_____ Materials _____ Brochure
Storm door/storm window:	_____ Brochure or picture _____ Trim color
Window tinting:	_____ Brochure or sample _____ Color
Solar screens:	_____ Brochure or sample _____ Color

Tier 2	
Landscaping (visible from the street):	_____ Survey *
Tree:	_____ Survey *
Fence extension/gates	_____ Survey *
Walkway:	_____ Survey *
Driveway extension:	_____ Survey *
Storage shed:	_____ Survey *
Play Structures/swing set:	_____ Survey * _____ Brochure or picture _____ Dimensions _____ Materials
In ground basketball goal	_____ Survey * _____ Color of Backboard & Net _____ Material (e.g. chain net)
Other:	_____ Survey * _____ Material _____ Dimensions _____ Elevation _____ Brochure or picture <i>Any other item not specifically outlined in this Checklist</i>

Tier 3 (Requires an application fee**, see Resolution 2010-17r2 and all amendments)	
Arbors/Gazebos/Patios/Pergolas/Outdoor Kitchens/Backyard Covered Patio or Deck:	Survey * _____ Dimensions _____ Elevations _____ Materials _____
Building/Garage Additions or Extensions:	<i>(Requests may be sent to the New Construction Committee for review.)</i> Survey * _____ Construction Plans _____ Drainage Plan _____
Pools/Hot Tubs:	Survey * _____ Construction Plans _____ Drainage Plan _____

****When a survey is requested and is not available, a sketch is acceptable. The survey should show where the improvement/change will be placed, including distances from property lines and fencing, if applicable.***

*****Tier 3 requires a \$50.00 application fee.***

****** Please contact the City of Sugar Land for additional permitting requirements***

If none of the above items pertain to your request for modification or you have questions, please contact the Compliance Coordinator. The staff is happy to assist you so that your project can move along in a timely manner. The best way to ensure this is to provide the Modification Committee with all the information relevant to determining whether to approve the project. **Missing information will cause the request to be denied pending receipt of further information.**

Signature of Homeowner on Completion of Check List

Date

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Appendix B

Private Hearing Request Form



NTRCA HOMEOWNER REQUEST FOR PRIVATE HEARING FOR MODIFICATION REQUEST

Modification requests are generally heard during regularly scheduled Modifications Committee meetings that are open to all New Territory homeowners. Should a homeowner have privacy concerns, the homeowner may request that a hearing be held in Executive Session of the Modifications Committee by completing the below and returning it to the Association office.

Should a homeowner appeal the modification decision of the Modifications Committee to the Board of Directors, and have privacy concerns, the homeowner may request that a hearing be held in Executive Session before the Board of Directors for New Territory by completing the below and returning it to the Association office.

Name of Property Owner: _____ Home Phone: _____

Property Address: _____ Cell Phone: _____

Modifications Committee or Board Executive Session? _____

Reason for request to be heard in Executive Session:

Signature of Homeowner: _____ Date: _____

Return to: NTRCA Association
6101 Homeward Way, Sugar Land, TX 77479/Fax: 281-565-0188

Appendix C

Building Addition Acknowledgement Form



BUILDING ADDITION ACKNOWLEDGEMENT FORM

For and in consideration of the following, I/We have read and understand the Modifications Committee ("MC") Package and the restrictive covenants ("Deed Restrictions") applicable to the Section of the New Territory Residential Community Association in which the home is being built and/or modified. I/We understand and **AGREE** that I/we will abide by and follow the requirements set forth in these documents.

Further, I/We understand MC inspections are to insure compliance with New Territory's (1) Deed Restrictions and (2) MC requirements. I/We **AGREE** to facilitate and to insure these inspections are conducted as scheduled. I/We have been advised that I/We should consider hiring an independent inspector to insure the construction is in accordance with the drawings submitted to the MC.

I/We agree to contact the below named MC contact for any questions during the work on the improvements. I/We agree that this Agreement constitutes a binding contract.

AGREED:

Owner _____ Date _____

Print Name: _____

Owner _____ Date _____

Print Name: _____

Builder _____ Date _____

Print Name: _____

Builder Name _____

Builder Representative _____

Builder Address _____

Builder Phone _____

Builder Email: _____

CONTACT for Modifications Committee of New Territory:

Name: _____

Phone: _____

Email: _____

Appendix D

Sample General Modification Request Package

Completed Application



In an effort to provide and protect each individual homeowner's rights and values, it is required that any homeowner or group of owners considering improvements and/or changes to their property, must submit a NTRCA Modification Request. The Modifications Committee (MC) will review the planned improvements and/or changes. If any change is made that has not been approved, the Committee has the right to ask the homeowner to remove the improvement and/or change from the property.

Please complete this form in detail or your application will be denied.

Name of Property Owner: NT Homeowner Home Phone: 281 565 XXXX
 Property Address: NT Address Cell Phone: 281 565 XXXX
 Neighborhood: NT Neighborhood Date: 1-05-2013

Please describe the planned improvements/change.

Storage shed installation

Please give the dimensions of the proposed improvements/change (size, height, length.)

8' X 12' X 8' high

Who will perform the actual work on this improvement/change? If contracted, include phone number.

Contractor Name and Phone Number

Please describe building materials (i.e. type of lumber, fencing, paint, stain, screens, types of trees, or other materials.) Attach samples of screen, paint, or stain. Attach color brochures or color photos, where possible.

Wood, Metal, or Pre - Fab. All paint colors and materials will match existing home.

- I understand that the MC will act on this request within sixty (60) days of receipt of this application
- I understand that depending on the improvement to be made, NTRCA will be contacting the surrounding neighbors to get their comment on the proposed modification.
- I agree not to begin property Improvements/changes until the MC notifies me of their approval.

Signature of Homeowner Joc Smith

Construction Start Date upon approval Completion Date 30 days from start

Brochure

TUFF SHED
Storage Buildings & Garages
PRODUCTS & PRICES



Houston Factory Direct Sales Location:
Houston 7935 Wight Rd 713-896-8110

800-BUY-TUFF | tuffshed.com

Provide Model and dimensions






RECREATIONAL

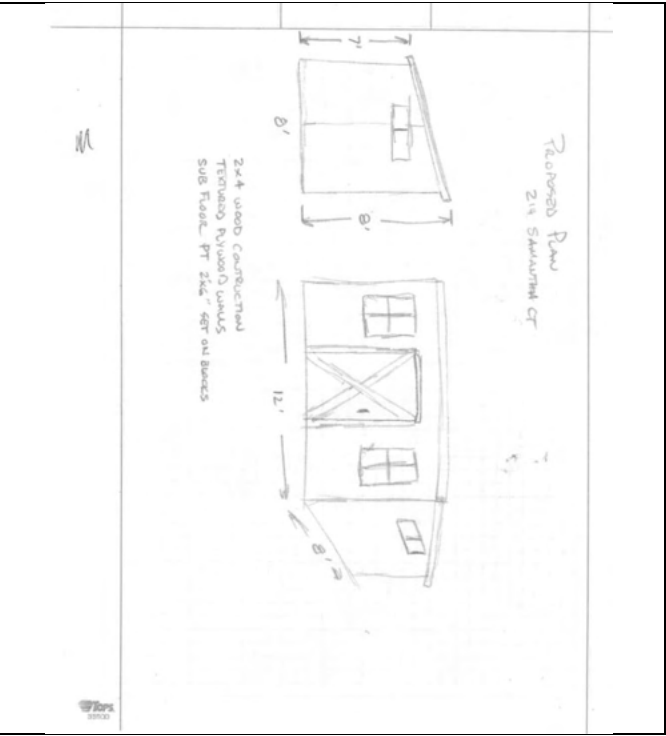
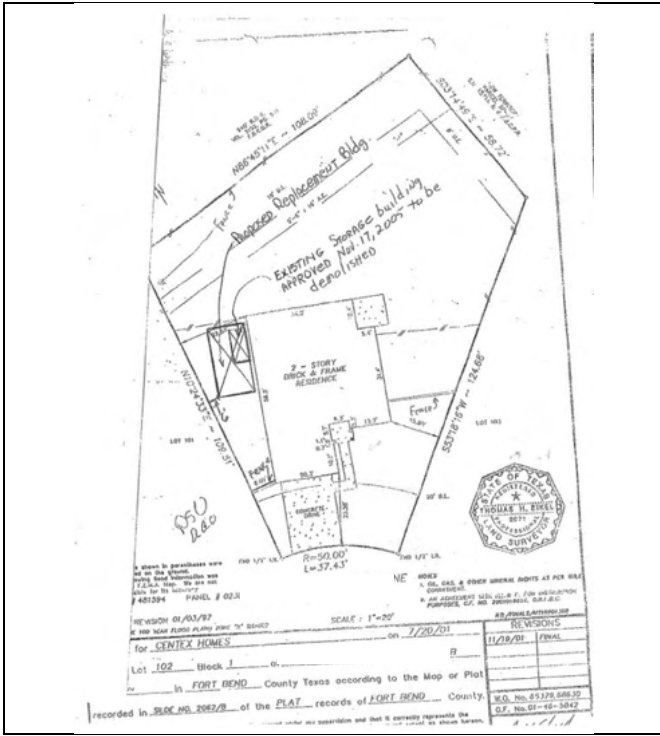
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Brochure that provide paint selections

<h2 style="text-align: center;">PAINT CHART</h2>  <p>TUFF SHED® Paints to Protect Your Investment</p> <p>You are having TUFF SHED design and install a storage building or garage. Why not let us paint your new building while we're at it. Besides the convenience of having us do the work for you, there are many advantages to buying a painted TUFF SHED building.</p> <ol style="list-style-type: none"> 1. We use quality, professional-grade paint, from the world's largest architectural paint supplier, ICI Paints. Choose from 21 beautiful standard colors or arrange for a custom color (at additional cost). Either way, let us protect your investment! 2. Besides getting a coat of primer at the mill, the siding on the exterior walls of your TUFF SHED building will be painted with your choice of color before the building is assembled. This ensures that all exterior surfaces of the siding are protected, including those areas under the trim boards. 3. All trim boards are painted before installation on your building. After your building is assembled, it is impossible to paint all sides of the trim. And besides that, ask anyone who has painted their home how much time they spent cutting in different trim colors. Save yourself the aggravation and get the added protection against moisture by having us paint the trim BEFORE it is installed! 4. You get the peace of mind knowing that your TUFF SHED building is protected by its warranty from the start. In order for your warranty to be valid, all exposed surfaces must be painted within ninety (90) days of installation. 5. You can enjoy your TUFF SHED building from the start, rather than worrying about finding the time or waiting for good weather to paint your building.   <p>TUFF SHED Storage Buildings & Garages 1-800-BUY-TUFF tuffshed.com</p> <p><small>©2020 TUFF SHED, Inc. All rights reserved. The TUFF SHED logo and TUFF SHED are registered trademarks of TUFF SHED, Inc.</small></p>	<p>Long-lasting protection in twenty-four beautiful colors! Let TUFF SHED® protect your investment.</p>  <p>Wentworth White Ruffled Feathers Antique Sterling Lakefront Pebble Drift Evening Shadow</p> <p>Swiss Coffee Council Bluff Coastal Beige Onionskin Tan Sweetwood Primary Artisan Brown Accent</p> <p>Flaxen White Spring Magnolia Sweet Sandy Sonora Brick Road Classic Liberty Red</p> <p>Burmese Beige Meadowlark Khaki Green Eucalyptus Tree English Pinewood Green Night</p> <p>TUFF SHED <small>IMPORTANT: Colors shown are close approximations. To view actual paint swatches, see TUFF SHED sales person. Custom colors can be mixed at an additional cost.</small> </p>
<p style="text-align: center;">Survey</p>	<p style="text-align: center;">Drawing showing Elevation and Dimensions</p>



Appendix E

Sample Landscape Modification Request Package

Appendix F

Sample Structural Modification Request Package

Appendix G

Sample Detached Garage Additions

Completed Application



NTRCA Modification Request Checklist

To help ensure your modification request is as complete as possible, you are required to complete the following checklist. For the modification you are requesting, place a check mark next to each of the minimum required items to indicate it has been enclosed with your request. **If all minimum required documents are not provided the request will be denied. Additional supporting information, such as photographs are encouraged, but not required.**

Tier 1	
Siding:	<input type="checkbox"/> Brochure or Sample <input type="checkbox"/> Color <input type="checkbox"/> Materials
Painting home/garage door/front door:	<input type="checkbox"/> Sample of proposed colors <small>Paint palette is available at the association office.</small>
Window replacement:	<input type="checkbox"/> Materials <input type="checkbox"/> Brochure
Storm door/storm window:	<input type="checkbox"/> Brochure or picture <input type="checkbox"/> Trim color
Window tinting:	<input type="checkbox"/> Brochure or sample <input type="checkbox"/> Color
Solar screens:	<input type="checkbox"/> Brochure or sample <input type="checkbox"/> Color

Tier 2	
Landscaping (visible from the street):	<input type="checkbox"/> Survey *
Tree:	<input type="checkbox"/> Survey *
Fence extension/gates:	<input type="checkbox"/> Survey *
Walkway:	<input type="checkbox"/> Survey *
Driveway extension:	<input type="checkbox"/> Survey *
Storage shed:	<input type="checkbox"/> Survey *
Play Structures/swing set:	<input type="checkbox"/> Survey * <input type="checkbox"/> Brochure or picture <input type="checkbox"/> Dimensions <input type="checkbox"/> Materials
In ground basketball goal:	<input type="checkbox"/> Survey * <input type="checkbox"/> Color of Backboard & Net <input type="checkbox"/> Material (e.g. chain net)
Other:	<input type="checkbox"/> Survey * <input type="checkbox"/> Material <input type="checkbox"/> Dimensions <input type="checkbox"/> Elevation <input type="checkbox"/> Brochure or picture <small>Any other item not specifically outlined in this Checklist</small>

Tier 3 (Requires an application fee**, see Resolution 2010-17r2 and all amendments)	
Arbors/Gazebos/Patios/Pergolas/Outdoor Kitchens/Backyard Covered Patio or Deck:	<input type="checkbox"/> Survey * <input type="checkbox"/> Dimensions <input type="checkbox"/> Elevations <input type="checkbox"/> Materials
Building/Garage Additions or Extensions:	<input type="checkbox"/> Survey * <input checked="" type="checkbox"/> Construction Plans <input checked="" type="checkbox"/> Drainage Plan <input checked="" type="checkbox"/> <small>(Requests may be sent to the New Construction Committee for review.)</small>
Pools:	<input type="checkbox"/> Survey * <input type="checkbox"/> Construction Plans <input type="checkbox"/> Drainage Plan

*When a survey is requested and is not available, a sketch is acceptable. The survey should show where the improvement/change will be placed, including distances from property lines and fencing, if applicable.
**Tier 3 requires a \$50.00 application fee.

If none of the above items pertain to your request for modification or you have questions, please contact the Compliance Coordinator. The staff is happy to assist you so that your project can move along in a timely manner. The best way to ensure this is to provide the Modification Committee with all the information relevant to determining whether to approve the project. **Missing information will cause the request to be denied pending receipt of further information.**

Signature of Homeowner on Completion of Check List _____ Date _____



NTRCA Modification Request Form

In an effort to provide and protect each individual homeowner's rights and values, it is required that any homeowner or group of owners considering improvements and/or changes to their property, must submit a NTRCA Modification Request. The Modifications Committee (MC) will review the planned improvements and/or changes. If any change is made that has not been approved, the Committee has the right to ask the homeowner to remove the improvement and/or change from the property.

Please complete this form in detail or your application will be denied.

Name of Property Owner:	<u>JOE DOE</u>	Home Phone:	<u>281-565-XXXX</u>
Property Address:	<u>NT ADDRESS</u>	Cell Phone:	<u>281-565-XXXX</u>
Neighborhood:	<u>NT NEIGHBORHOOD</u>	Date:	<u>12-6-12</u>

Please describe the planned improvements/change.

BUILDING ADDITION TO THE REAR OF THE GARAGE/ABOVE GARAGE

Please give the dimensions of the proposed improvements/change (size, height, length).

8' X 20' X 14'

Who will perform the actual work on this improvement/change? If contracted, include phone number.

CONTRACTOR NAME AND NUMBER

Please describe building materials (i.e. type of lumber, fencing, paint, stain, screens, types of trees, or other materials.) Attach samples of screen, paint, or stain. Attach color brochures or color photos, where possible.

LUMBER, BRICK, PAINT, SHINGLES - ALL MATERIALS TO MATCH EXISTING HOME

- I understand that the MC will act on this request within sixty (60) days of receipt of this application
- I understand that depending on the improvement to be made, NTRCA will be contacting the surrounding neighbors to get their comment on the proposed modification.
- I agree not to begin property improvements/changes until the MC notifies me of their approval.

Signature of Homeowner JOE DOE

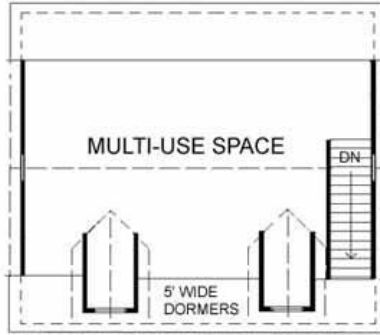
Construction Start Date UPON APPROVAL Completion Date 3 WEEKS FROM START

Example 2



THERE IS LOTS OF UNOBSTRUCTED SPACE IN BOTH LEVELS OF THIS DESIGN.

USES BRACED WALL, CONVENTIONAL CONSTRUCTION

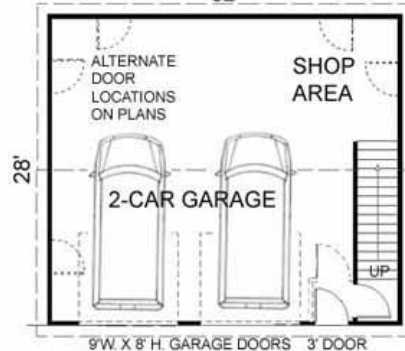


SECOND FLOOR PLAN

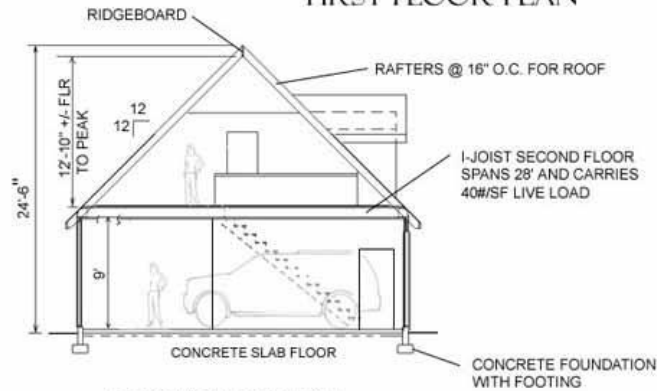
32'

NO SUPPORTING POSTS REQUIRED IN THIS PLAN

2 x 6 FRAMED WALLS



FIRST FLOOR PLAN

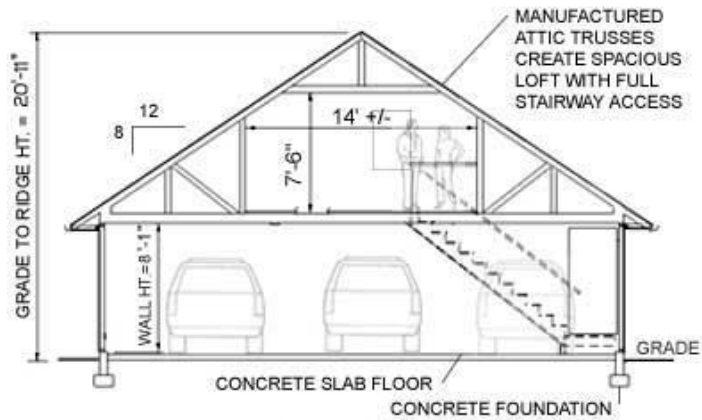


CROSS-SECTION

PLAN # 1208-1B

3-CAR GARAGE
WITH ATTIC-TRUSS
LOFT AND BRICK
VENEER

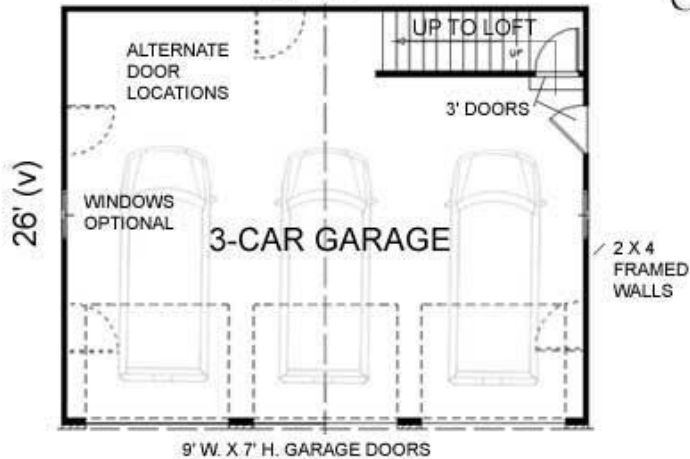
MAY BE BUILT WITH BRICK
FRONT ONLY, ALL AROUND
OR NO BRICK (SIDING ONLY)



CROSS-SECTION

↑ NOTATIONS INCLUDED TO
ALLOW WRITING-IN AN
ALTERNATE DEPTH DIMENSION
ON THE FLOOR PLAN (34' MAX.)

32'-10"



FLOOR PLAN

PLANS INCLUDE ALTERNATE
TO BUILD STAIRWAY STARTING
AT THE LEFT SIDE INSTEAD

ROOMY 3-CAR GARAGE ALLOWS
LOTS OF WALKAROUND SPACE AND
WORK AREA TO THE BACK

Appendix H

Paint Palette

SHERWIN WILLIAMS PAINT COLORS - ALPHABETICALLY
APPROVED FOR HOME BASE COLOR AND TRIM AS OF APRIL 2019

COLOR NAME	NUMBER	PAGE
Accessible Beige	7036	249
Aesthetic White	7035	259
African Gray	9162	235
Aged White	9180	261
Agreeable Gray	7029	243
Alabaster	7008	255
Almond Roca	9105	203
Alpaca	7022	241
Amazing Gray	7044	245
Anew Gray	7030	243
Antler Velvet	9111	205
Arcade White	7100	260
Argos	7065	236
Artisan Tan	7540	292
Baked Cookie	9098	202
Balanced Beige	7037	249
Bauhaus Buff	7552	266
Beach House	7518	288
Beige Intenso	9096	202
Big Chill	7648	256
Biscuit	6112	265
Bittersweet Stem	7536	292
Bona Fide Beige	6065	196
Brevity Brown	6068	196
Bungalow Beige	7511	250
Canvas Tan	7531	261
Caraibe	9090	199
Casa Blanca	7571	264
China Doll	7517	250
Chocolate Powder	9082	196
Choice Cream	6357	265
City Loft	7631	259
Cobble Brown	6082	198
Cocoa Whip	9084	198
Colonnade Gray	7641	283
Colony Buff	7723	292
Cool Beige	9086	199
Cork Wedge	7539	292
Cotton White	7104	265
Creamy	7012	261
Crisp Linen	6378	264
Crushed Ice	7647	255

COLOR NAME	NUMBER	PAGE
Cultured Pearl	6028	260
Dhurrie Beige	7524	250
Diverse Beige	6079	198
Divine White	6105	266
Dormer Brown	7521	288
Double Latte	9108	204
Dover White	6385	261
Down Home	6081	198
Downy	7002	267
Drift of Mist	9166	238
Dry Dock	7502	250
Dusted Truffle	9083	197
Earl Grey	7660	238
Echelon Ecru	7574	264
Eggwhite	6364	264
Egret White	7570	255
Eider White	7014	256
Ellie Gray	7650	239
Ethereal White	6182	258
Evening Shadow	7662	233
Everyday White	6077	260
Familiar Beige	6093	200
Farro	9103	203
First Star	7646	256
Fleur de Sel	7666	258
Foothills	7514	248
Fragile Beauty	7553	265
French Roast	6069	196
Fresco Cream	7719	288
Front Porch	7651	239
Frosty White	6196	258
Functional Gray	7024	241
Futon	7101	267
Gauzy White	6035	260
Ginger Root	9095	202
Gossamer Veil	9165	238
Gray Clouds	7658	238
Gray Matters	7066	236
Gray Screen	7071	235
Greek Villa	7551	254
Gris	7659	238
Grounded	6089	197

SHERWIN WILLIAMS PAINT COLORS - ALPHABETICALLY
APPROVED FOR HOME BASE COLOR AND TRIM AS OF APRIL 2019

COLOR NAME	NUMBER	PAGE
Half-Caff	9091	199
Heron Plume	6070	259
High Reflective White	7757	256
Ibis White	7000	260
Iced Mocha	9092	200
Incredible White	7028	256
Interface Tan	6059	195
Intricate Ivory	6350	265
Irish Cream	7537	265
Ivory Lace	7013	254
Java	6090	197
Kestrel White	7516	266
Kilim Beige	6106	204
Knitting Needles	7672	282
Latte	6108	204
Lattice	7654	239
Lazy Gray	6254	234
Lightweight Beige	6092	200
Likeable Sand	6058	195
Llama Wool	9089	199
Loggia	7506	248
Lotus Pod	7572	264
Macadamia	6142	206
Maison Blanche	7526	288
Malabar	9110	205
Malted Milk	6057	195
March Wind	7668	282
Marshmallow	7001	267
Meadowlark	7522	288
Medici Ivory	7558	265
Mega Greige	7031	243
Mexican Sand	7519	288
Mindful Gray	7016	244
Mineral Deposit	7652	238
Mocha	6067	196
Moderate White	6140	266
Modern Gray	7632	283
Moderne White	6168	258
Modest White	6084	267
Monorail Silver	7663	233
Morning Fog	6255	234
Moth Wing	9174	249

COLOR NAME	NUMBER	PAGE
Nantucket Dune	7527	285
Natural	7542	286
Natural Choice	7011	254
Natural Linen	9109	205
Natural Tan	7567	284
Navajo White	6126	264
Nearly Brown	9093	201
Network Gray	7073	235
Neutral Ground	7568	261
Nice White	6063	260
Nomadic Desert	6107	204
Nuance	7049	258
Nuthatch	6088	197
Olympus White	6253	234
On the Rocks	7671	255
Online	7072	235
Only Natural	7596	266
Origami White	7636	259
Oyster Bar	7565	286
Oyster White	7637	254
Panda White	6147	266
Passive	7064	236
Patience	7555	261
Pavilion Beige	7512	250
Pearly White	7009	254
Pediment	7634	255
Perfect Greige	6073	242
Playa Arenosa	9094	202
Popular Gray	6071	242
Portabello	6102	201
Portico	7548	284
Practical Beige	6100	201
Pure White	7005	255
Pussywillow	7643	283
Quinoa	9102	203
Realist Beige	6078	198
Redend Point	9081	195
Reflection	7661	233
Reliable White	6091	267
Repose Gray	7015	244
Requisite Gray	7023	241
Reserved White	7056	258

Effective April 1, 2021

**SHERWIN WILLIAMS PAINT COLORS - ALPHABETICALLY
APPROVED FOR HOME BASE COLOR AND TRIM AS OF MARCH, 2019**

COLOR NAME	NUMBER	PAGE
Reticence	6064	196
Row House Tan	7689	292
Sable	6083	198
Sand Beach	7529	285
Sand Dollar	6099	201
Sand Dune	6086	197
Sand Trap	6066	196
Sandbar	7547	284
Sanderling	7513	248
Sands of Time	6101	201
Sensational Sand	6094	200
Shell White	8917	264
Shiitake	9173	248
Shoji White	7042	254
Silverplate	7649	239
Silverpointe	7653	239
Simple White	7021	260
Simplify Beige	6085	197
Skyline Steel	1015	283
Smokehouse	7040	249
Smoky Beige	9087	199
Snowbound	7004	256
Soft Fawn	9097	202
Softer Tan	6141	206
Song Thrush	9112	205
Spare White	6203	258
Steamed Milk	7554	266
Stone Lion	7507	248
Stucco	7569	286
Taupe Tone	7633	248

COLOR NAME	NUMBER	PAGE
Tavern Taupe	7508	248
Threshold Taupe	7501	250
Tiki Hut	7509	250
Tinsmith	7657	239
Toasty	6095	200
Tony Taupe	7038	249
Toque White	7003	256
Touch of Sand	9085	199
Townhall Tan	7690	292
Tree Branch	7525	288
Tres Naturale	9101	203
Trusty Tan	6087	197
Utaupeia	9088	199
Utterly Beige	6080	198
Van Dyke Brown	7041	249
Versatile Gray	6072	242
Virtual Taupe	7039	249
Westhighland White	7566	255
White Duck	7010	254
White Flour	7102	267
White Heron	7627	259
Whitetail	7103	261
Windfresh White	7628	259
Worldly Gray	7043	245
Woven Wicker	9104	203
Zircon	7667	282
Zurich White	7626	259

**SHERWIN WILLIAMS PAINT AND STAIN COLORS AS OF 2019
APPROVED BY NEW TERRITORY FOR FRONT DOORS AND SHUTTERS**

PAINT** COLO**R**S**

COLOR NAME	NUMBER
Antique White	6119
Bitter Chocolate	6013
Black Fox	7020
Black Magic	6991
Borscht	7578
Burgandy	6300
Chateau Brown	7510
Country Squire	6475
Creamy	7012
Deep Sea Dive	7618
Dover White	6385
Evergreens	6447
Gale Force	7605
Greenblack	6994
Isle of Pines	6461
Ivory Lace	7013
Seaworthy	7620
Sun Dried Tomato	7585
Tricon Black	6258
Well-Bred Brown	7027

STAIN COLOR**S**

COLOR NAME	NUMBER
Baja Beige	3509
Banyan Brown	3522
Cedar Bark	3511
Charwood	3542
Chestnut	3524
Cider Mill	3512
Covered Bridge	3508
Crossroads	3521
Harbor Mist	3541
Hawthorne	3518
Mountain Ash	3540
Redwood	3501
Riverwood	3507
Spice Chest	3513
White Birch	3503
Woodridge	3504
Yankee Barn	3505

NEUTRALS NEUTROS

	196		197
	SW 6064 Reticence		SW 6085 Simplify Beige
	SW 6065 Bona Fide Beige		SW 6086 Sand Dune
	SW 6066 Sand Trap		SW 6087 Trusty Tan
195			
SW 6057 Malted Milk		SW 9082 Chocolate Powder	SW 9083 Dusted Truffle
		SW 6067 Mocha	SW 6088 Nutmeg
		SW 9088 Amethyst	SW 9089 Cranberry
		SW 6068 Fresh Rub	SW 9090 Rust

Effective April 1, 2021

198-C1 198 SW 6078 Realist Beige	199-C1 199 SW 9085 Touch of Sand		
198-C2 SW 6079 Diverse Beige	199-C2 SW 9086 Cool Beige		
198-C3 SW 6080 Utterly Beige	199-C3 SW 9087 Smoky Beige	200-C1 200 SW 6092 Lightweight Beige	201-C1 201 SW 6099 Sand Dollar
198-C4 SW 9084 Cocoa Whip	199-C4 SW 9088 Utaupia	200-C2 SW 6093 Familiar Beige	201-C2 SW 6100 Practical Beige
198-C5 SW 6081 Down Home	199-C5 SW 9089 Llama Wool	200-C3 SW 6094 Sensational Sand	201-C3 SW 6101 Sands of Time
198-C6 SW 6082 Cobble Brown	199-C6 SW 9090 Cuebe	200-C4 SW 9092 Iced Mocha	201-C4 SW 9093 Nearly Brown
198-C7 SW 9083 Sage	199-C7 SW 9091 Sage Leaf	200-C5 SW 9095 Tussock	201-C5 SW 6102 Portabella

Effective April 1, 2021

			205-C1 205 SW 9109 Natural Linen
			205-C2 SW 9110 Malabar
202-C1 202 SW 9094 Playa Arenosa	203-C1 203 SW 9101 Tres Naturale		205-C3 SW 9111 Antler Velvet
	203-C2 SW 9102 Quinoa	204-C1 204 SW 6106 Kilim Beige	205-C4 SW 9112 Song Thrush
203-C3 SW 9096 Beige Intenso	203-C3 SW 9103 Farrò	204-C2 SW 6107 Nomadic Desert	
203-C4 SW 9097 Soft Fawn	203-C4 SW 9104 Woven Wicker	204-C3 SW 6108 Latte	206-C1 206 SW 6141 Softer Tan
202-C3 SW 9098 Baked Cookies	203-C3 SW 9105 Almond Rock	204-C4 SW 9108 Double Latte	206-C2 SW 6142 Macadamia

Effective April 1, 2021

	235-C1 235 SW 7071 Gray Screen		
233-C1 233 SW 7661 Reflection	235-C2 SW 7072 Online	238-C1 238 SW 9165 Gossamer Veil	239-C1 239 SW 7653 Silverpointe
233-C2 SW 7662 Evening Shadow	235-C3 SW 7073 Network Gray	238-C2 SW 9166 Drift of Mist	239-C2 SW 7654 Lattice
233-C3 SW 7663 Monoral Silver	235-C4 SW 9162 African Gray	238-C3 SW 7658 Gray Clouds	239-C3 SW 7651 Front Porch
234-C1 234 SW 6253 Olympus White	236-C1 236 SW 7064 Passive	238-C4 SW 9167 May's Champagne	239-C4 SW 7657 Tinmith
234-C2 SW 6254 Lazy Gray	236-C2 SW 7065 Argos	238-C5 SW 7659 Gris	239-C5 SW 7649 Silverplate
234-C3 SW 6255 Morning Fog	236-C3 SW 7066 Gray Matters	238-C6 SW 7660 Earl Grey	239-C6 SW 7650 Ellie Gray

Effective April 1, 2021

<p>241-C1 241</p> <p>SW 7022 Alpaca</p>	<p>242-C1 242</p> <p>SW 6071 Popular Gray</p>	<p>243-C1 243</p> <p>SW 7029 Agreeable Gray</p>	<p>244-C1 244</p> <p>SW 7015 Repose Gray</p>
<p>241-C2</p> <p>SW 7021 Washed Gray</p>	<p>242-C2</p> <p>SW 6072 Perfect Greige</p>	<p>243-C2</p> <p>SW 7030 Anew Gray</p>	<p>244-C2</p> <p>SW 7016 Mud on the Wall</p>
<p>241-C3</p> <p>SW 7024 Functional Gray</p>	<p>242-C3</p> <p>SW 6073 Perfect Greige</p>	<p>243-C3</p> <p>SW 7031 Muga Greige</p>	<p>245-C1 245</p> <p>SW 7043 Worldly Gray</p>
			<p>245-C2</p> <p>SW 7044 Nimble Gray</p>

Effective April 1, 2021

248-C1 248 SW 9173 Shitake	249-C1 249 SW 7036 Accessible Beige	250-C1 250 SW 7517 China Doll
248-C2 SW 7506 Loggia	249-C2 SW 7037 Balanced Beige	250-C2 SW 7511 Bungalow Beige
248-C3 SW 7511 Shale-Like	249-C3 SW 7038 Tory Taupe	250-C3 SW 7524 Dhurrie Beige
248-C4 SW 7633 Taupe Tone	249-C4 SW 9174 Moth Wing	250-C4 SW 7512 Pavilion Beige
248-C5 SW 7513 Sanderling	249-C5 SW 7039 Virtual Taupe	250-C5 SW 7501 Threshold Taupe
248-C6 SW 7508 Tavern Taupe	249-C6 SW 7540 Smoky Taupe	250-C6 SW 7502 Dry Dock
248-C7 SW 7514 Footfall	249-C7 SW 7041 Van Dyke Brown	250-C7 SW 7509 Onyx

WHITE & PASTEL
BLANCO Y PASTEL

254-C1	254	255-C1	255	256-C1	256
SW 7551 Greek Villa		SW 7005 Pure White		SW 7757 High Reflective White	
254-C2		255-C2		256-C2	
SW 7009 Pearly White		SW 7008 Alabaster		SW 7004 Snowbound	
254-C3		255-C3		256-C3	
SW 7013 Ivory Lace		SW 7566 Westhighland White		SW 7003 Toque White	
254-C4		255-C4		256-C4	
SW 7042 Shoji White		SW 7570 Egret White		SW 7028 Incredible White	
254-C5		255-C5		256-C5	
SW 7010 White Duck		SW 7634 Pediment		SW 7014 Elder White	
254-C6		255-C6		256-C6	
SW 7011 Natural Choice		SW 7647 Crushed Ice		SW 7646 First Star	
254-C7		255-C7		256-C7	
SW 7637 Oyster White		SW 7671 On the Rocks		SW 7648 Big Chill	

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258-C1	258	259-C1	259	260-C1	260	261-C1	261
SW 6203 Spare White		SW 6070 Heron Plume		SW 7100 Arcade White		SW 7103 Whitetail	
258-C2		259-C2		260-C2		261-C2	
SW 7056 Reserved White		SW 7626 Zurich White		SW 7000 Ibis White		SW 6385 Dover White	
258-C3		259-C3		260-C3		261-C3	
SW 7666 Fleur de Sel		SW 7636 Origami White		SW 6028 Cultured Pearl		SW 7012 Creamy	
258-C4		259-C4		260-C4		261-C4	
SW 6196 Frosty White		SW 7035 Aesthetic White		SW 6063 Nice White		SW 9180 Aged White	
258-C5		259-C5		260-C5		261-C5	
SW 6182 Ethereal White		SW 7627 White Heron		SW 6077 Everyday White		SW 7568 Neutral Ground	
258-C6		259-C6		260-C6		261-C6	
SW 6168 Moderne White		SW 7631 City Loft		SW 6035 Gauzy White		SW 7531 Canvas Tan	
258-C7		259-C7		260-C7		261-C7	
SW 7049 Nuance		SW 7628 Windfresh White		SW 7021 Simple White		SW 7555 Patience	

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264-C1 264 SW 8917 Shell White	265-C1 265 SW 7104 Cotton White	266-C1 266 SW 7554 Steamed Milk	
264-C2 SW 6364 Eggwhite	265-C2 SW 7558 Medici Ivory	266-C2 SW 6147 Panda White	267-C1 267 SW 7001 Marshmallow
264-C3 SW 6378 Crisp Linen	265-C3 SW 6112 Biscuit	266-C3 SW 6140 Moderate White	267-C2 SW 7102 White Flour
264-C4 SW 7571 Casa Blanca	265-C4 SW 6350 Intricate Ivory	266-C4 SW 6105 Divine White	267-C3 SW 7002 Downy
264-C5 SW 6126 Navajo White	265-C5 SW 6357 Choice Cream	266-C5 SW 7516 Kestrel White	267-C4 SW 7101 Futon
264-C6 SW 7572 Lotus Pod	265-C6 SW 7553 Fragile Beauty	266-C6 SW 7552 Bauhaus Buff	267-C5 SW 6084 Modest White
264-C7 SW 7574 Echelon Ecru	265-C7 SW 7537 Irish Cream	266-C7 SW 7596 Only Natural	267-C6 SW 6091 Reliable White

TIMELESS

A TEMPORAL

282-C1 282

SW 7667
Zircon

282-C2

SW 7672
Knitting Needles

282-C3

SW 7675
M. & L. Willow

283-C1 283

SW 7632
Modern Gray

283-C2

SW 7641
Colonnade Gray

283-C3

SW 1015
Skyline Steel

283-C4

SW 7613
Pussywillow

284-C1 284

SW 7567
Natural Tan

284-C2

SW 7547
Sandbar

284-C3

SW 7548
Portico

285-C1 285

SW 7529
Sand Beach

285-C2

SW 7527
Nantucket Dune

286-C1 286

SW 7565
Oyster Bar

286-C2

SW 7569
Stucco

286-C3

SW 7542
Natural

Effective April 1, 2021





STAIN COLORS FOR FRONT DOORS



Chestnut SW 3524



Banyan Brown SW 3522



Crossroads SW 3521



Mountain Ash SW 3540



Harbor Mist SW 3541



Charwood SW 3542

Sample approximates the actual paint color.

279 8/07



Redwood SW 3501



White Birch SW 3503



Cider Mill SW 3512



Yankee Barn SW 3505



Riverwood SW 3507

Sample approximates the actual paint color.

276 10/12



Covered Bridge SW 3508



Cedar Bark SW 3511



Spike Chest SW 3513



Beja Bridge SW 3509



Woodridge SW 3504



Hazehorns SW 3518

Sample approximates the actual paint color.

277 9/14





PAINT COLORS FOR FRONT DOORS AND SHUTTERS

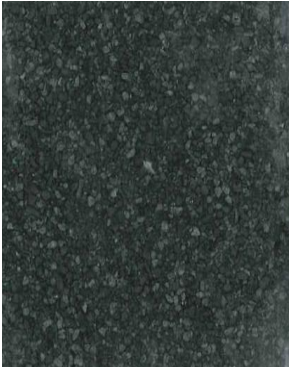
<p>18 SW 6119 Antique White</p>	<p>20-C7 SW 6013 Silver Chocolate</p>	<p>20-C7 SW 7027 Well-Bred Brown</p>	<p>19-C7 SW 6447 Emeralds</p>
<p>SW 6385 Dover White</p>	<p>210-C7 SW 7510 Chateau Brown</p>	<p>210-C7 SW 7020 Black Fox</p>	<p>159-C7 SW 6461 Isle of Pines</p>
<p>142 SW 7012 Creamy</p>			<p>SW 6475 Country Squire</p>
<p>SW 7013 Ivory Lace</p>	<p>SW 6300 Burgundy</p>		<p>279-C7 SW 7605 Gale Force</p>
<p>251-C7 SW 6258 Tiramisu Black</p>	<p>279-C4 SW 7585 Sun Dried Tomato</p>	<p>279-C2 SW 7578 Barachi</p>	<p>279-C4 SW 7620 Seaworthy</p>
<p>251-C7 SW 6991 Black Magic</p>	<p>251-C6 SW 6994 Greenblack</p>		<p>279-C3 SW 7640 Deep Sea Blue</p>

Appendix I

Roof Shingle Palette

Effective April 1, 2021

Sablewood



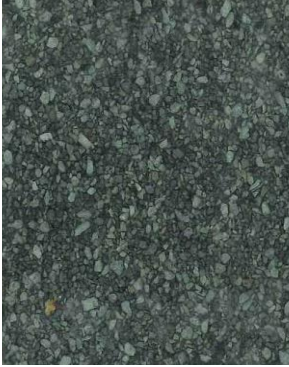
Charcoal



Weatherwood



Antique Slate



Barkwood

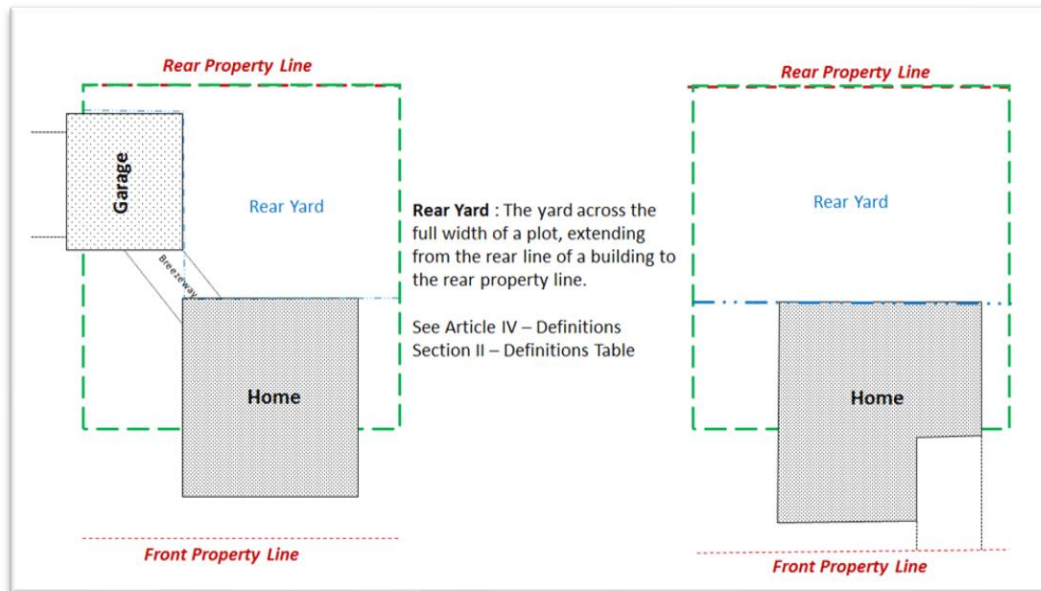
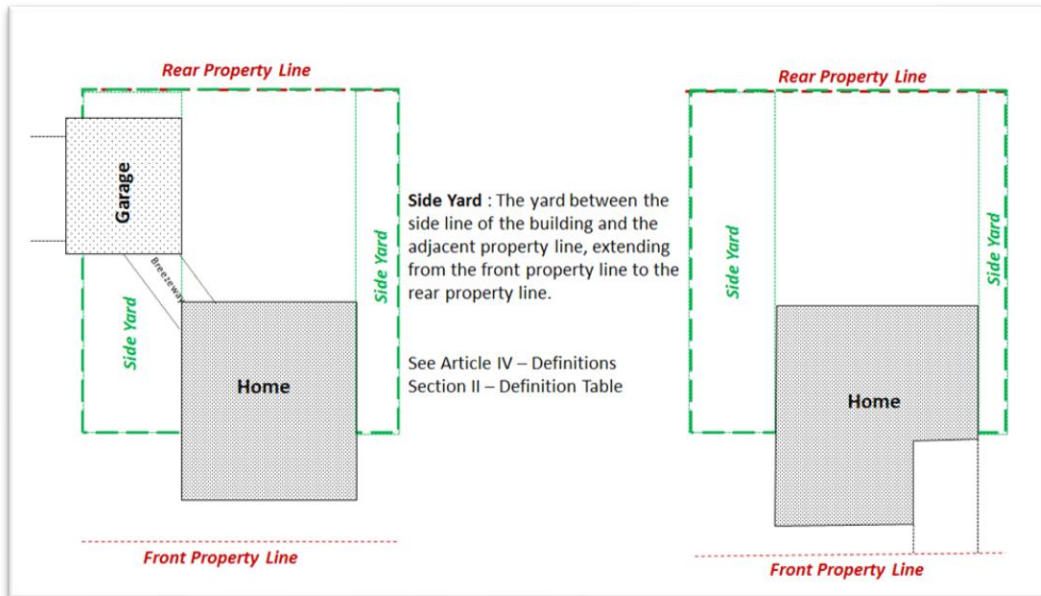
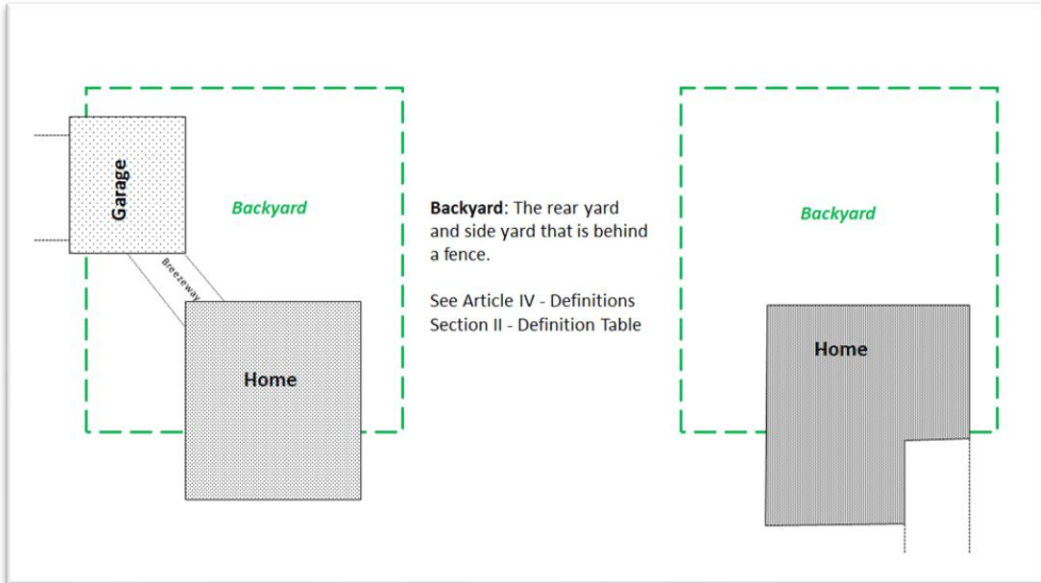


Shakewood



Appendix J

Plot plan lines and Definitions



Appendix K

Supporting References

Effective April 1, 2021

Fort Bend County Public Records

Instrument	Date Filed	Type	Subdivision	Minimum Slab Elevation (Ft.)	Building Line (Ft.) Standard	Cul-de-sac	Corner Lot	Other	10' between dwellings	Notes
1174187	3/17/92	CCR	Blakely Bend Sec 2							Supplemental Declaration of CC&Rs
9205055	1/27/92	P Rcd	Blakely Bend Sec 2							Property Description
1172136	1/27/92	Plat	Blakely Bend Sec 2	76.5	25	20	15		x	Road Right-of Way subject to flooding - 23.5765 Acres, 77 Lots in 3 Blks & 3 Reserves. Note (A) with 15' easement
9865875	8/17/98	CCR	Brandon's Point							Supplemental Declaration of CC&Rs
9850261	6/30/98	P Rcd	Brandon's Point							Plat Recording Sheet
1176531	6/30/98	Plat	Brandon's Point	77	25	20	15			31.36 Acres, 104 Lots 3 Blks & 5 Reserves. Note (A)
1999068375	8/5/99	CCR	Cambridge Park							Supplemental Declaration of CC&Rs
98105682		P Rcd	Cambridge Park							Plat recording sheet-21.43 acres, 80 lots
2000032672	4/25/00	P Rcd	Cambridge Park							Plat recording sheet-21.43 acres, 80 lots
1176630	12/29/98	Plat	Cambridge Park	81.5	25	20	15	10 on Jillian Lane		180' HL&P easement on east side of property, various WLE San S. E. and Storm S. E. Note (A)
1176862	4/25/00	Plat	Cambridge Park							Replat to reduce minimum slab elevation to 77.0
1171891	3/29/96	CCR	Chapel Bend							Deed Restrictions-no image
9619120	3/29/96	CCR	Chapel Bend							Supplemental Declaration of CC&Rs
9615048	3/12/96	P Rcd	Chapel Bend							Plat recording sheet-49.2381 acres, 181 lots
1171878	3/12/96	Plat	Chapel Bend	74.5	25	20	15		x	49.2381 Ac. 181 Lots in 5 Blks & 9 Reserves. Note (A)
		CCR	Cias Ridge							Supplemental was not filed per 1999111839
1999023392	3/23/99	P Rcd	Cias Ridge							Property Description-12.5835 Acres 36 Lots in 1 Blk & 3 Reserves
1176655	3/23/99	Plat	Cias Ridge	77.5	25	20	15		x	A replat into single family residential lots. Note (A)
8948867	9/28/89	CCR	Clayton's Bend Sec 1							Supplemental Amendment
8906318	2/10/89	P Rcd	Clayton's Bend Sec 1							Property Description
1172469	2/10/89	Plat	Clayton's Bend Sec 1	76.5	25	20	15	see notes		15.3023 Ac 43 Lots, 2 Blks & 3 Reserves. Minimum 5' BL on side. 20' BL along lake on Reserve C. No wood shingles or shakes.
1174188	2/26/91	CCR	Clayton's Bend Sec 2							Supplemental Declaration of CC&Rs

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Fort Bend County Public Records

Instrument	Date Filed	Type	Subdivision	Minimum Slab Elevation (Ft.)	Building Line (Ft.) Standard	Cul-de-sac	Corner Lot	Other	10' between dwellings	Notes
9751333	8/14/97	CCR	Easton Lakes							Supplemental Declaration of CC&Rs
9827039	4/16/98	CCR	Easton Lakes							Amended & Restated Supplemental Declaration of CC&Rs
9723288	4/22/97	P Rcd	Easton Lakes							Property Description-33.3045 acres, 85 lots
1176320	4/22/97	Plat	Easton Lakes	74.5	25	20	15		x	33.3045 Acres 85 Lots in 4 Blks & 5 Reserves
9733234		P Rcd	Easton Lakes							4.1895 acres, 14 lots
1176334	6/3/97	Plat	Easton Lakes	75.5	25	20	15		x	4.1895 acres. 10' SSE, 5' WLE
9263157	10/26/92	P Rcd	Foster's Green Sec 1							Replat. Contains 45.9288 Acres 107 Lots in 2 Blks & 5 Reserves-Reason to change street pattern & plat additional acreage that was originally excluded
1173026	2/7/91	CCR	Foster's Green Sec 1							Amendment to Declaration of CC&Rs
9104607	1/28/91	P Rcd	Foster's Green Sec 1							41.2659 acres
1173030	1/28/91	Plat	Foster's Green Sec 1	76.5	25	20	10	minimum 5 on the sides		41.2659 Ac., 87 Lots, 5 Blks, & 8 Reserves
9751334	8/14/97	CCR	Greystone Place Phase 1							Supplemental Declaration of CC&Rs
9723284	4/22/97	P Rcd	Greystone Place Phase 1							Plat recording sheet-19.2246 acres, 52 lots
1176318	4/22/97	Plat	Greystone Place Phase 1	73.5	25	20	15		x	19.2246 Acres 52 Lots in 3 Blks & 2 Reserves. Note (A)
9848069	6/24/98	CCR	Greystone Place Phase 2							Supplemental Declaration of CC&Rs
9830475	4/28/98	P Rcd	Greystone Place Phase 2							Plat recording sheet-18.3994 acres, 49 lots
1176497	4/28/98	Plat	Greystone Place Phase 2	73.5	25	20	15		x	18.3994 acres. 10' S.S.E on front, 10' WLE on cul-de-sacs. Note (A)

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Fort Bend County Public Records

Instrument	Date Filed	Type	Subdivision	Minimum Slab Elevation (Ft.)	Building Line (Ft.) Standard	Cul-de-sac	Corner Lot	Other	10' between dwellings	Notes
8561461	12/20/85	CCR	High Meadows Sec 1							Supplemental Amendment to CC&Rs
1174193	3/17/92	CCR	High Meadows Sec 1							Supplemental Declaration of CC&Rs-no image
1174194	4/13/92	CCR	High Meadows Sec 1							Amended & Restated Supplemental Declaration of CC&Rs-no image
9220685	4/13/92	CCR	High Meadows Sec 1							Amended & Restated Supplemental Declaration of CC&Rs
9219377	4/7/92	P Rcd	High Meadows Sec 1							11.9374 acres, 54 lots 2 blocks 2 reserves
1173371	4/7/92	Plat	High Meadows Sec 1	79.5	25	20	10		x	Partial replat, Additional Acreage. Note (A)
1173695	6/16/86	CCR	Lake Pointe							Supplemental Declaration of CC&Rs
1174201	6/16/92	CCR	Lake Pointe							Supplemental Declaration of CC&Rs-no image
9234345	6/16/92	CCR	Lake Pointe							Supplemental Declaration of CC&Rs
9277935	12/31/92	CCR	Lake Pointe							Supplemental Declaration of CC&Rs-Amendment
9205058	1/27/92	P Rcd	Lake Pointe							Plat recording sheet-26.6139 acres, 91 lots
		Plat	Lake Pointe		25	15&20	15	10 Hoffner Dr /Home ward Way/e ntry		SSE 5', WLE 5' and 10'. Note (A) with 15' easement
1174173	7/9/94	CCR	Lakewind							Supplemental Declaration of CC&Rs-no image
1174174	9/28/94	CCR	Lakewind							Amended & Restated Supplemental Declaration of CC&Rs-no image
9435386	5/24/94	P Rcd	Lakewind Sec 1							Plat recording sheet-35.7436 acres, 95 lots
1174179	5/24/94	Plat	Lakewind Sec 1	74.5	25	20	15		x	35.7436 acres. 10' SSE, 5' WLE, 30' Dow pipeline easement on east side. Note (A)

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Fort Bend County Public Records

Instrument	Date Filed	Type	Subdivision	Minimum Slab Elevation (Ft.)	Building Line (Ft.) Standard	Cul-de-sac	Corner Lot	Other	10' between dwellings	Notes
1171850	2/8/96	CCR	Lakewind Sec 2							Deed Restrictions-no image
9608408	2/8/96	CCR	Lakewind Sec 2							Supplemental Declaration of CC&Rs
9563883	10/24/95	P Rcd	Lakewind Sec 2							Plat recording sheet-31.7561 acres, 71 lots, 3 reserves
1171786	10/24/95	Plat	Lakewind Sec 2	74.5	25	20	15		x	31.7561 acres. Varied SSE, 5' WLE. Note (A)
1171767	9/25/95	CCR	Laurel Crest							Deed Restrictions-no image
9556432	9/21/95	CCR	Laurel Crest							Supplemental Declaration of CC&Rs
9549079	8/22/95	P Rcd	Laurel Crest							Plat Recording Sheet 43.5110 Acres 103 Lots in 3 Blks & 5 Reserves
1171737	8/22/95	Plat	Laurel Crest	75.5	25	20	15		x	Stm SE 10'/15'; WLE 5'
1174161	1/19/94	CCR	Meadow Crest-(Emerald Crest)							Supplemental Declaration of CC&Rs-no image
9404235	1/17/94	CCR	Meadow Crest-(Emerald Crest)							Supplemental Declaration of CC&Rs-replaced by 9428053
1174203	4/25/94	CCR	Meadow Crest							Amended & Restated Declaration of CC&Rs
9408235	4/24/94	CCR	Meadow Crest							Amended & Restated Declaration of CC&Rs-changed name from Emerald Crest
		Plat	Meadow Crest		See Notes					20' BL, along sides of 15' BL, Topaz Trail 15' BL (lots 41/42), 10' Jaymar (lot 61) 5' WLE
1173992	6/24/92	CCR	Meadow vale							Supplemental Declaration of CC&Rs
1174204	6/24/92	CCR	Meadow vale							Supplemental Declaration of CC&Rs
9209135	2/17/92	P Rcd	Meadow vale							Property Description
1173991	2/17/92	Plat	Meadow vale	75.2	25	20	15		x	21.6021 Ac., 74 Lots in 2 Blks & 2 Reserves. Note (A)
9258485	10/5/92	CCR	Morning side Sec 1							Supplemental Declaration of CC&Rs

Fort Bend County Public Records										
Instrument	Date Filed	Type	Subdivision	Minimum Slab Elevation (Ft.)	Building Line (Ft.) Standard	Cul-de-sac	Corner Lot	Other	10' between dwellings	Notes
9247542	8/17/92	P Rcd	Morning side Sec 1							Plat Recording Sheet-26.0342 Acres 75 Lots in 3 Blks & 4 Reserves
1174122	8/17/92	Plat	Morning side Sec 1	75.5	25	20	15		x	Stm SE 5', SSE 16'/20', varied WLE, 22' HL&P easement on south side. Note (A)
8551678	10/22/85	CCR	New Territory							Declaration of CC&Rs
8948865	9/28/89	CCR	New Territory							Declaration of CC&Rs
1174166	3/23/90	CCR	New Territory							Amendment to Declaration of Restated Restrictions-no image
9013748	3/23/90	CCR	New Territory							Amended & Restated Supplemental Declaration of CC&Rs
9053899	10/10/90	CCR	New Territory							1st Amendment to Amended and restated CC&Rs
9682801	12/30/96	CCR	Pecan Park Estates							Supplemental Declaration of CC&Rs
9658879	9/10/96	P Rcd	Pecan Park Estates							Plat recording sheet-52.4546 acres, 105 lots
1176215	9/10/96	Plat	Pecan Park Estates	74.5	25	20	15		x	52.4546 acres, 105 lots, 4 reserves. Not public roads, 15' S.S.E on front, 5' WLE on cul-de-sacs,
9641737	7/2/96	P Rcd	Pecan Pointe							Plat recording sheet-20.5658 acres, 40 lots
1176150	7/2/96	Plat	Pecan Pointe	75	25	20	15		x	20.5658 acres, 40 lots, 3 reserves. 5' WLE in cul-de-sacs, 10' SSE on N side of Park Place, 15' S.S.E on E side of Cedar Terrace Ct and W side of Gray Hills Ct. Note (A)
1174206		CCR	Pointe Royale							Supplemental Declaration of CC&Rs-no image
1174207	2/9/93	CCR	Pointe Royale							1st Amended Supplemental Declaration of CC&Rs
1174642	2/9/93	CCR	Pointe Royale							2nd Amended Supplemental Declaration of CC&Rs
9239129	7/7/92	P Rcd	Pointe Royale							45.3879 Acres 85 Lots in 2 Blks & 5 Reserves
		Plat	Pointe Royale	75.5	25	20	15	10' along Home ward Way/Pecan Orchard	x	No fill between lots 18/119 on reserve E-fencing to be wrought iron or similar to not obstruct water flow. Landscape or structures that block flow are prohibited. SSE 10'. Stm SE 15'/20'. WLE 10' (note:plat only had page 2 of 2)

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Fort Bend County Public Records

Instrument	Date Filed	Type	Subdivision	Minimum Slab Elevation (Ft.)	Building Line (Ft.) Standard	Cul-de-sac	Corner Lot	Other	10' between dwellings	Notes
954277 1	7/27/95	CCR	Preston Forest							Supplemental Declaration of CC&Rs
973287 1	6/13/95	P Rcd	Preston Forest							Plat recording sheet-29.2716 acres, 71 lots
117169 7	6/13/95	Plat	Preston Forest	75	25	20	15		x	29.2716 acres, 71 lots, 9 reserves. 30' pipeline easement on east of property, 10' SSE, 5' WLE, 16' LH&P easement along open space. Note (A)
983085 7	4/29/98	CCR	Remingt on Crest							Supplemental Declaration of CC&Rs
117648 3	4/7/98	Plat	Remingt on Crest	78.5	25	25	10			31.17 acres. Note (A)
972305 2	4/21/97	CCR	River Glen							Supplemental Declaration of CC&Rs
971702 8	3/25/97	P Rcd	River Glen							Plat recording sheet-36.79 acres, 169 lots
117630 3	3/25/97	Plat	River Glen	75	20	20	15	25 along NT Blvd		36.79 Acres-replatted to add Lot 42 to Blk 3 & increase the cutback on Lot 1, Blks 1&2. Note (A)
972746 7	5/8/97		River Glen							HL&P electric easement
855177 1	10/23/85	CCR	Robinson's Landing Sec 1							Supplemental Amendment to CC&Rs
854653 7	9/24/85	Map Rcd	Robinson's Landing Sec 1							Map Recording Sheet-65.2849 acres, 267 lots
117420 9	5/16/85	Plat	Robinson's Landing Sec 1							65.2849 acres-no image
		Plat	Robinson's Landing Sec 1		25	25	15	see notes		Replat-15' easement on centerline of any natural drainage, no building near drainage that would impede drainage, 30' Dow pipeline easement and 30' Lone Star Gas right of way N&E sides, 5' side building line, 20' BL along Scarlet Maple Dr/Drake Elm Dr/ Birch Hill Dr; 8' BL back of properties on N&E side, 10' BL along Ellis Creek Blvd. Stm SE-5'/10'. WLE 10'

Fort Bend County Public Records

Instrument	Date Filed	Type	Subdivision	Minimum Slab Elevation (Ft.)	Building Line (Ft.) Standard	Cul-de-sac	Corner Lot	Other	10' between dwellings	Notes
9023140	5/14/90	Map Rcd	Robinson's Landing Sec 2							Map Recording Sheet
8911343	3/13/89	P Rcd	Robinson's Landing Sec 2							Property Description
1175043	3/13/89	Plat	Robinson's Landing Sec 2	77	25	25	15	see notes		14.426 acres, 42 lots, 2 reserves. Minimum 5' side BL. 10' BL lot 11/Scarlet Dr entry, 16' BL along reserves A&B and back of properties on Oakburl Ct cul-de-sac and minimum 5' side building line, WLE 5'/10' Note (A)
1174211	2/6/91	CCR	Sander's Ridge							Declaration of CC&Rs-no image
1174212	3/26/91	CCR	Sander's Ridge							Amended & restated Declaration of Restrictions
1175125	3/26/91	CCR	Sander's Ridge							Amended & restated Declaration of Restrictions
1175126	2/6/91	CCR	Sander's Ridge							Declaration of CC&Rs
9060813	11/19/90	Map Rcd	Sander's Ridge							Map Recording Sheet
1174210	11/19/90	Plat	Sander's Ridge							no image
1175124	11/19/90	Plat	Sander's Ridge	77.5	25	20	15	min 5' side		21.4795 acres, 74 lots, 3 blocks, 3 reserves. 10' HL&P easement within acreage between residential lots and Hwy 90, 50' Houston pipeline easement; 10' on north side of Whisper Ridge Dr/along Homeward Way, along Reserve A, WLE 10', Stm SE 10'/20'; 10' UE in middle of Whisper Ridge Dr between lots 5/6 (power line?) Note (A)
1174210	11/19/90		Sander's Ridge							no image
1174214	1/29/91	CCR	Spencer's Glen							Supplemental Declaration of CC&Rs
1174215	3/26/91	CCR	Spencer's Glen							Amended & restated Declaration of Restrictions

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Fort Bend County Public Records

Instrument	Date Filed	Type	Subdivision	Minimum Slab Elevation (Ft.)	Building Line (Ft.) Standard	Cul-de-sac	Corn er Lot	Other	10' between dwellings	Notes
1175270	3/26/91	CCR	Spencer's Glen							Amended & restated Declaration of Restrictions
1175271	1/19/91	CCR	Spencer's Glen							Supplemental Amendment to CC&Rs
9104600	1/25/91	P Rcd	Spencer's Glen							Property Description
1174213	1/28/91	Plat	Spencer's Glen	76.5	25	20	15	min 5' side		34.638 Acres, 63 lots
1175269	1/28/91		Spencer's Glen							No Image-34.638 Acres
1176189	8/15/96	CCR	Spinnaker Cove							Deed Restrictions 9652200
9652200	8/15/96	CCR	Spinnaker Cove							Supplemental Declaration of CC&Rs
9646150	7/23/96	P Rcd	Spinnaker Cove							Plat Recording sheet
		Plat	Spinnaker Cove	76.5	25	20		25' Walker School Rd	x	Varied SSE, varied WLE, Stm SE 15'.
9533589	6/16/95	CCR	Sterling Chase							Supplemental Declaration of CC&Rs
9532869	6/13/95	P Rcd	Sterling Chase							Plat Recording sheet
1171696	6/13/95	Plat	Sterling Chase	76.5	25	20	15	see notes	x	19.4351 Acres 72 Lots in 2 Blks & 4 Reserves. Plat itself states it is the amending plat of Walker's Station Sec 2. 25' BL along NT Blvd, 8' BL on lot 38 sec 1, 10' along Heatherton, 10' BL Walker School Rd. Note (A)
1174181	11/30/93	CCR	Sterling Heights							Supplemental Declaration of CC&Rs
9379159	11/30/93	CCR	Sterling Heights							Supplemental Declaration of CC&Rs
9633920	9/29/93	P Rcd	Sterling Heights							Plat Recording Sheet 29.5478 Acres. Formerly called Morningside Sec. 2 89 Lots in 3 Blks & 5 Reserves
		Plat	Sterling Heights	75.5	25	20	15	see notes	x	22' HL&P easement in reserve E. 15' BL on entry, 10' along NT Blvd. Varied SSE, varied WLE, varied Stm SE. Note (A)
1176160	7/6/96	CCR	Stone Creek							Deed Restrictions

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Fort Bend County Public Records

Instrument	Date Filed	Type	Subdivision	Minimum Slab Elevation (Ft.)	Building Line (Ft.) Standard	Cul-de-sac	Corn er Lot	Other	10' between dwellings	Notes
9643273	7/9/96	CCR	Stone Creek							Supplemental Declaration of CC&Rs
9641731	7/2/96	P Rcd	Stone Creek							Plat recording sheet- 21.8149 acres, 47 lots in 2 Blks & 1 Reserve
1176147	7/2/96	Plat	Stone Creek	76.5	25	20	10	25' along NT Blvd	x	21.8149 acres, 47 lots and 1 reserve. 10' SSE, 10' & 15' SSE, 5' WLE.
9415752	3/8/94	P Rcd	Stonehaven							Property Description
1174178	3/8/94	Plat	Stonehaven	78	20	20	15		x	16.2430 Ac, 70 Lots in 2 Blks & 3 Reserves.
9450574	7/26/94	P Rcd	Stonehaven							Subdivided restricted Reserve C into Lots
9471005	10/25/94	P Rcd	Stonehaven							Plat Recording Sheet for replat
1175330	10/25/94	Plat	Stonehaven							Replat-Purpose of Replat is to adjust the side lot line for Lots 18,19,20 & Lots 29-33 in Blk 1 & Lots 12 & 13 in Blk 2
1171627	3/6/95	CCR	Stonehaven							Amended & Restated Declaration of CC&Rs
1171631	3/6/95	CCR	Stonehaven							Amended & Restated Declaration of CC&Rs
9520679	4/17/95	CCR	Stonehaven							Amended & Restated Declaration of CC&Rs
9615029	3/12/96	P Rcd	Stonehaven							Replat-Revision of width of lots.
1171877	3/12/96	Plat	Stonehaven							Partial replat of replat-revised width of lots 25 and 26 block 1
9248202	8/19/92	CCR	Summer hill							Supplemental Declaration of CC&Rs
9245529	8/5/92	P Rcd	Summer hill							Plat Recording Sheet 28.7917 Acres 94 Lots in 3 Blks & 2 Reserves
1175536	8/5/92	Plat	Summer hill	78.5	25	20	15	see notes	x	28.7917 acres. 10' BL along Cunningham Creek Blvd and entire west side of subdivision.
1171632	3/6/95	CCR	Sunset Cove							Amended & Restated Declaration of CC&Rs
1171628	3/6/95	CCR	Sunset Cove							Amended & Restated Declaration of CC&Rs
1174183	9/28/94	CCR	Sunset Cove							Supplemental Declaration of CC&Rs
9464749	9/28/94	CCR	Sunset Cove							Supplemental Declaration of CC&Rs
9512318	3/6/95	CCR	Sunset Cove							Amended and restated CC&R
9520680	4/17/95	CCR	Sunset Cove							Amended and restated CC&R
9464425	9/27/94	P Rcd	Sunset Cove							Plat Recording Sheet

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Instrument	Date Filed	Type	Subdivision	Minimum Slab Elevation (Ft.)	Building Line (Ft.) Standard	Cul-de-sac	Corner Lot	Other	10' between dwellings	Notes
1174182	9/27/94	Plat	Sunset Cove	76.5	see notes				x	7.1681 acres, 28 lots, 2 reserves. When the garage or carport entrance is perpendicular to public utility easement, it shall be set back a minimum of 10' from the easement. When garage or carport faces public easement, it shall be set back a minimum of 20' and the dwelling a minimum of 10'. 10' BL along Walker School Rd, Woodcastle and South side of Parkriver Crossing
9846068	6/17/98	CCR	Tessa Lakes							Supplemental Declaration to Declaration of CC&Rs-29.8246 acres
99003047	1/12/99	P Rcd	Tessa Lakes							Plat recording sheet-29.779 acres, 94 lots
1176632	1/12/99	Plat	Tessa Lakes	74.5	25	20	15		x	29.7790 Acres 97 Lots in 4 Blks & 2 Reserves
1171642	2/20/95	CCR	Thompson's Landing							Deed Restrictions
9509470	2/20/95	CCR	Thompson's Landing							Supplemental Declaration of CC&Rs
9504361	1/24/95	P Rcd	Thompson's Landing							Property Description-41.1157 Ac 153 Lots in 4 Blks 7 8 Reserves
1171591	1/24/95	Plat	Thompson's Landing	76.3	25	20	10	see notes	x	41.1157 Acres, 158 Lots in 4 Blks & 8 Reserves. 10' BL along Sand Hill Dr/Thompson Chapel Rd
8948866	9/28/89	CCR	Walker's Station Sec 1							Supplemental Amendment
8914806	4/3/89	P Rcd	Walker's Station Sec 1							Property Description
1175882	4/3/89	Plat	Walker's Station Sec 1	77	25	20	15	min 5' side		38.563 Ac 74 Lots, 3 Reserves , 6 Blks
1174216	4/3/89	Plat	Walker's Station Sec 1	77	25	20	15	min 5' side		38.563 Ac 74 Lots, 3 Reserves , 6 Blks
9102159	1/14/91	Map Rcd	Walker's Station Sec 2							Change Street Name
1174217	1/14/91	Plat	Walker's Station Sec 2							No Image-17.439 Acres
1175887	1/14/91	Plat	Walker's Station Sec 2	76.5	25	20	15	min 5' side		Amending Plat-change street name from Pecan Heights South to Walker's Park South
9827042	4/16/98	CCR	Watermill Phase 1							Amended & Restated Supplemental Declaration of CC&Rs

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Fort Bend County Public Records										
Instrument	Date Filed	Type	Subdivision	Minimum Slab Elevation (Ft.)	Building Line (Ft.) Standard	Cul-de-sac	Corner Lot	Other	10' between dwellings	Notes
9723286	4/22/97	P Rcd	Watermill Phase 1							Plat recording sheet-32.9033 acres, 62 lots
1176319	4/22/97	Plat	Watermill Phase 1	74.5	25	20	15		x	32.9033 Acres 62 Lots in 3 Blks & 4 Reserves
9804542	1/22/98	CCR	Watermill Phase 2							Supplement Declaration of CC&Rs for Phase 2
9827041	4/16/98	CCR	Watermill Phase 2							Amended & Restated Supplemental Declaration of CC&Rs
9774216	11/18/97	P Rcd	Watermill Phase 2							Plat recording sheet-27.4895 acres, 79 lots
1176416	11/18/94	Plat	Watermill Phase 2	73.5	25	20	15		x	27.4895 acres, 79 lots in 2 blocks and 1 reserve. Varied SSE, 5' WLE. Note (A)
2000098013	11/15/00	CCR	West Meadow-E							Supplemental Declaration of CC&Rs
2000091598	10/24/00	P Rcd	West Meadow-E							Plat Recording Sheet
1176978	10/24/00	Plat	West Meadow-E	74.5	25	20	10			34.60 Acres 169 Lots in 4 Blks & 2 Reserves. Note (A)
1999068376	8/5/99	CCR	West Meadow-W							Supplemental Declaration of CC&Rs
98105713	12/29/98	P Rcd	West Meadow-W							Plat Recording Sheet
1176631	12/29/98	Plat	West Meadow-W	76.5	25	20	10			20.46 Acres 96 Lots in 2 Blks & 2 Reserves. Note (A)
1174218	1/29/91	CCR	Wilkin's Crossing							Supplemental Declaration of CC&Rs
1174219	3/26/91	CCR	Wilkin's Crossing							Amended & restated Declaration of Restrictions
1176010	3/26/91	CCR	Wilkin's Crossing							Amended & restated Declaration of Restrictions
9104609	1/28/91	P Rcd	Wilkin's Crossing							Property Description
1176009	1/28/91	Plat	Wilkin's Crossing	77.5	25	20	10	see notes		33.3694 Acres 106 Lots, 4 Blks & 4 Reserves. 16' BL along reserve next to Hwy 90, 10' along Gateway Blvd, minimum 5' side BL

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Legend for Type:	
CCR	Original, Amended, Supplemental & Restated CC&Rs
Map Rcd	Map Recording Sheet
P Rcd	Plat Recording Sheet
Plat	Plat

Reference Summary

Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Articles of Incorporation		V	B ix		Process		Board shall have the right to enforce covenants and restrictions	
By-Laws	17	V	2	1	Organization		Covenants Committee-board may appoint	
CCRs	30	IV	1	1	Restrictions	Usage Restriction	Owner's easement to use common areas	
CCRs	30	IV	1	2	Restrictions	Usage Restriction	Common area used only by owners unless permitted by board	
CCRs	31	IV	2	1	Restrictions	Usage Restriction	Owner can delegate his easement to common area to family and guests	
CCRs	31	IV	3	1	Restrictions	Usage Restriction	No allowed persons shall be liable for damage to improvements made to utility easements	
CCRs	45	VI	1	1	Organization		Purpose of restrictions-establish and preserve harmonious and aesthetically pleasing design. Protect and promote property values.	
CCRs	45	VI	2	1	Organization		Board appoints members of NCC	
CCRs	46	VI	2	2	Organization		The NCC shall distribute standards & procedures of original construction	
CCRs	47	VI	3	1	Organization		Board will establish modification committee with 5 members	
CCRs	47	VI	3	2	Process		The NCC shall make known the standards & procedures governing it's area of responsibility	
CCRs	48	VI	4	1	Process		Steps to be taken before modification can start. One copy stays with NCC and one copy returned to homeowner marked " approved ", " approved with conditions as noted ", or " disapproved ".	
CCRs	49	VI	4	1	Process		Committee can establish fees for field inspections	Charge fee for "cracking the shell"?
CCRs	49	VI	4	1	Process		No authorization is required to rebuild as originally approved, or paint in originally approved colors	
CCRs	49	VI	4	1	Restrictions	Building Restriction	Member has right to do anything to the inside	

Reference Summary

Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
CCRs	49	VI	4	2	Process		Committee has 60 days after submittal to approve/disapprove, after that it's presumed approved	
CCRs	49	VI	4	2	Process	Building Restriction	Construction must substantially start within 6 months of approval	
CCRs	50	VI	4	2	Process		Disapproval can be for any reason that is consistent with the design guidelines	
CCRs	50	VI	5	1	Process		No landscaping until plans submitted and approved	
CCRs	50	VI	6	1	Process		Approval is based on looks only, it's not a guarantee of improved property value or good construction	
CCRs	51	VI	7	1	Process		Owner can appeal to the board within 30 days of non-approval	
CCRs	51	VI	8	1	Process		Board, committee or their reps can inspect construction in progress. Can halt construction if it doesn't comply with approved plans	
CCRs	52	VI	9	1	Process		Approval doesn't waive the right to disapprove of a future similar project	
CCRs	52	VI	10	1	Process		Committee and board can make a variance to guideline under unique circumstances	
CCRs	53	VI	11	1	Process		Contractor can be kicked off of property if not in compliance with guidelines	
CCRs	53	VII	1	1	Restrictions	Usage Restriction	Permitted use-property for residential, recreational, or related use only	
CCRs	54	VII	2	1	Restrictions	Usage Restriction	Prohibited use-no use that is offensive, obnoxious, or out of harmony with neighborhood	
CCRs	54	VII	3	1	Restrictions	Usage Restriction	Nuisance-property must be kept clean and tidy. No offensive activity, noise, plants or animals.	
CCRs	55	VII	4	1	Restrictions	Usage Restriction	Mineral production-none.	
CCRs	55	VII	5	1	Restrictions	Maintenance	Owner's maintenance-clean, safe and conform with standards	
CCRs	56	VIII	1	1	Restrictions	Usage Restriction	Residential use-single family only, limited business use with board approval	

Reference Summary

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CCRs	49	VI	4	2	Process		Committee has 60 days after submittal to approve/disapprove, after that it's presumed approved	
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CCRs	52	VI	9	1	Process		Approval doesn't waive the right to disapprove of a future similar project	
CCRs	52	VI	10	1	Process		Committee and board can make a variance to guideline under unique circumstances	
CCRs	53	VI	11	1	Process		Contractor can be kicked off of property if not in compliance with guidelines	
CCRs	53	VII	1	1	Restrictions	Usage Restriction	Permitted use-property for residential, recreational, or related use only	
CCRs	54	VII	2	1	Restrictions	Usage Restriction	Prohibited use-no use that is offensive, obnoxious, or out of harmony with neighborhood	
CCRs	54	VII	3	1	Restrictions	Usage Restriction	Nuisance-property must be kept clean and tidy. No offensive activity, noise, plants or animals.	
CCRs	55	VII	4	1	Restrictions	Usage Restriction	Mineral production-none.	
CCRs	55	VII	5	1	Restrictions	Maintenance	Owner's maintenance-clean, safe and conform with standards	
CCRs	56	VIII	1	1	Restrictions	Usage Restriction	Residential use-single family only, limited business use with board approval	

Reference Summary

Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
CCRs	62	VIII	12	1	Restrictions	Aesthetics	Grass and shrubbery-solid sod from house to curb and side yard. Must be kept mowed and edged. Dead trees must be removed or the association will remove them.	Mowing. Each Lot Owner is responsible for cutting the grass on his/her Lot a minimum of two times monthly during the months of April thru September. The exception is during times of declared drought or other natural disaster. (Pat)
CCRs	62	VIII	13	1	Restrictions	Building Restriction	Traffic sight areas-houses at street intersections shall keep the corners clear from construction and landscaping for safe sight across the corner	see line 255, use these guidelines for all
CCRs	63	VIII	14	1	Restrictions	Building Restriction	Mailbox-mailbox and house numbers must be harmonious with overall character of community	
CCRs	63	VIII	16	1	Restrictions	Building Restriction	Private Utility Lines-must be underground	
CCRs	63	VIII	17	1	Restrictions	Building Restriction	Roof stacks and flashing must be painted the same color as the house	
CCRs	63	VIII	18	1	Restrictions	Aesthetics	Decorations-no decorative embellishments (birdbaths, sculptures, etc) within sight of street unless approved	
CCRs	63	VIII	19	1	Restrictions	Aesthetics	Playground equipment-rear of property behind a fence or screened from view	
CCRs	64	VIII	20	1	Restrictions	Usage Restriction	Signs-no signs without approval except for one "for sale" sign, which can't say foreclosure.	
CCRs	64	VIII	20	2	Restrictions	Usage Restriction	After prior notice, the Board can give 48-hour written notice then has the right to remove any non-approved signs and can charge homeowner cost (including attorney) of removal.	
CCRs	72	XI	8	1	Process		Enforcement-the Association has the right to enforce the regulations.	

Reference Summary

Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
CCRs	73	XI	8	1	Process		Enforcement-the Association or their agent has the right to enter a unit to abate or remove anything which violates the restrictions. The Association shall give Owner 10 day notice. Owner can be charged for all reasonable fees.	
CCRs	73	XI	9	1	Process		Right of entry-association can enter any unit with prior reasonable notice for purpose of ensuring enforcement and for emergency, security and safety purposes.	
CCRs	73	XI	10	1	Process		Perpetuities-if anything in the CC&R violates the rule against perpetuities, the provision can only last for 21 years after the death of the last survivor of the now living descendants of Elizabeth II, Queen of England	
CCRs	74	XI	11	1	Process		If there is a conflict, the restrictions of the supplementals are secondary to any other of the governing documents.	
CCRs	75	XI	13	1	Process		Compliance-failure to comply can result in fines	
CCRs	76	XI	15	1	Process		Notice of sale or transfer of title-owner still responsible for compliance until the Association is formally notified of the transfer of title	
Plat	na				Restrictions	Building Restriction	Minimum 10' between residential dwelling on most plats.	
Plat					Restrictions	Building Restriction	Single family residences only on most plats.	
Plat	na				Restrictions	Building Restriction	Building lines are generally 25' at front of properties, 20' on cul-de-sacs, 15' on side yards that abut a street, 10' on side yards on streets that enter neighborhoods.	
Plat	na				Restrictions	Building Restriction	Easements-16' utility at back of properties. If it adjoins another lot at the back, they split the 16' evenly, if it doesn't back onto another housing lot, it has the entire 16'. Various sanitary sewer, various storm drain, various water line easements.	

Reference Summary

Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Plat	na				Restrictions	Building Restriction	Various pipeline easements on select neighborhoods.	
Plat	na				Restrictions	Building Restriction	Slab minimum x' above sea level and at least 18" above natural ground.	
Plat	na				Restrictions	Building Restriction	Restricted to prevent drainage of any septic into public or private roadways on most plats.	
Plat	na				Restrictions	Building Restriction	20' (a few have 15') wide easement on each side of center of all drainage (creek, gully, etc.). Property adjacent to easement restricted from any building or altering that could impede drainage.	
Resolution/Policy		2002-01P			Process		Certificate of Compliance-Policy for onsite inspection upon resale	
Resolution/Policy	1	2006-01P			Restrictions	Aesthetics	Holiday decorations on NTRCA common property-within 50' of neighborhood entrance monument, display day after Thanksgiving to Jan 6 (personal property is Jan 10)	
Resolution/Policy	2	2006-01P			Process		Board can order removal of decorations, this decision can be appealed with written request within 3 days of receipt of letter of removal. Board or designated rep must review within 5 days	
Resolution/Policy		2008-01P			Restrictions	Maintenance	NTRCA shall maintain all common, readily visible fencing.	
Resolution/Policy	1	2009-01P			Restrictions	Building Materials	Shingle colors-added gray to colors listed in Handbook	
Resolution/Policy	1	2010-05PR			Restrictions	Building Restriction	Height of metal driveway gates-added to Handbook "only 6' in height, may include an arch that rises no more than 7' in center of driveway"	
Resolution/Policy	2	2010-17r1			Process		Sets fines and fees	
Resolution/Policy	1	2011-01r			Process		Architectural committee charter	

Reference Summary

Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Resolution/Policy		2011-04			Restrictions	Aesthetics	Flag Display-details flag, flagpole, display/size/etc. of flag	
Resolution/Policy		2011-05			Restrictions		Composting Devices, Rain Barrels, Rainwater Harvesting Devices and Irrigation Systems-details size, type, shielding, whether prior approval is required, etc.	
Resolution/Policy		2011-06			Restrictions	Aesthetics	Display of Certain Religious Items-details location, size, number, etc. of religious items	
Resolution/Policy		2011-07			Restrictions	Building Materials	Roofing material-wind and hail resistant, more energy efficient, solar. Must be as high or higher quality than regular approved shingles, must resemble shingles.	
Resolution/Policy		2011-08			Restrictions	Building Restriction	Solar Energy Devices-allowed provide it's on rear/side roof or back yard	reference new law-see line 353 (MC)
Resolution/Policy		2011-09			Process		Deed Restriction Process-sets out timeline of inspections and letters/fines of violations	
Resolution/Policy		Street trees			Restrictions	Maintenance	Street Trees Policy-street trees may be removed if the tree is damaged or the tree has/will damage the sidewalks/curbs if the Blvd width is no more than 7 1/2' wide	
Resolution/Policy		Paint colors			Restrictions	Building Materials	High Meadows/Robinson's Landing exteriors paint colors and front door stain/paint colors (4/05)	
Resolution/Policy		Paint colors			Restrictions	Building Materials	Exterior colors (exclusive of High Meadows/Robinson's Landing) (8/04)	
Resolution/Policy		MUD 67 sidewalk repair			Restrictions	Building Restriction	Sidewalk repair-MUD 67 will split the repair cost 50/50 with resident for initial sidewalk repair (10/02)	
Resolution/Policy		Open house			Restrictions	Aesthetics	Realtor open house signs allowed on day of open house only with design, placement and timing reviewed by administration (approved 7/05)	
Resolution/Policy	1	Park Gathering		3	Restrictions	Usage Restriction	Any gathering of >50 people on NTRCA rentable property where alcohol is served requires at least one police officer on site (5/06)	

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Resolution/Policy	1	2010-05PR			Restrictions	Building Restriction	Height of metal driveway gates-added to Handbook "only 6' in height, may include an arch that rises no more than 7' in center of driveway"	
Resolution/Policy	2	2010-17r1			Process		Sets fines and fees	

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Resolution/Policy	1	2011-01r			Process		Architectural committee charter	
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Resolution/Policy		2011-08			Restrictions	Building Restriction	Solar Energy Devices-allowed provide it's on rear/side roof or back yard	reference new law-see line 353 (MC)
Resolution/Policy		2011-09			Process		Deed Restriction Process-sets out timeline of inspections and letters/fines of violations	
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Resolution/Policy		Paint colors			Restrictions	Building Materials	High Meadows/Robinson's Landing exteriors paint colors and front door stain/paint colors (4/05)	
Resolution/Policy		Paint colors			Restrictions	Building Materials	Exterior colors (exclusive of High Meadows/Robinson's Landing) (8/04)	
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Reference Summary								
Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Resolution/Policy		Live Music			Restrictions	Usage Restriction	Cut off time for music in Pecan Park is 9:30 (9/05)	
Resolution/Policy		Business in home			Restrictions	Usage Restriction	Business activity within a residence-specifics-specific requirements for approval	
Supplemental							No supplementals for Cias Ridge, Curran Place, or Tessa Lakes per doc #1999111839	
Supplemental	3	III	1	1	Organization		Architectural control committee creation, purpose, duties (High Meadows, Robinsons Landing)	
Supplemental	4	III	2	1	Process		Architectural control committee powers. No improvements without approval. Approval deemed given if no response within 30 days. (High Meadows, Robinsons Landing)	
Supplemental	4	III	2	2	Process		Committee's powers over architectural and aesthetic requirements (High Meadows)	
Supplemental	5	III	2	2	Process		Committee's powers over architectural and aesthetic requirements (Robinsons Landing)	
Supplemental	5	III	2	3	Process		Committee's right to grant variance (High Meadows)	
Supplemental	6	III	2	3	Process		Committee's right to grant variance (Robinsons Landing)	
Supplemental	5	XI		1	Process		Attorney's fees to enforce restrictions paid by unit owner (Pointe Royale)	
Supplemental	4	IV	1	1	Restrictions	Building Restriction	Single family residential only (Walkers Station)	
Supplemental	5	IV	1	1	Restrictions	Building Restriction	Single family residential only (High Meadows)	
Supplemental	7	IV	1	1	Restrictions	Building Restriction	Single family residential only (Robinsons Landing)	

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Supplemental	7	IV		1	Restrictions	Building Restriction	No exterior construction can begin until approved-(Easton Lakes, Greystone Place/2, Watermill)
Supplemental	na	IV		2	Restrictions	Building Restriction	No exterior construction can begin until approved-(Cambridge Park, West Meadows)

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Supplemental	5	III	2	2	Process		Committee's powers over architectural and aesthetic requirements (Robinsons Landing)	
Supplemental	5	III	2	3	Process		Committee's right to grant variance (High Meadows)	
Supplemental	6	III	2	3	Process		Committee's right to grant variance (Robinsons Landing)	
Supplemental	5	XI		1	Process		Attorney's fees to enforce restrictions paid by unit owner (Pointe Royale)	
Supplemental	4	IV	1	1	Restrictions	Building Restriction	Single family residential only (Walkers Station)	
Supplemental	5	IV	1	1	Restrictions	Building Restriction	Single family residential only (High Meadows)	

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Supplemental	7	IV	1	1	Restrictions	Building Restriction	Single family residential only (Robinsons Landing)
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Supplemental	na	IV		2	Restrictions	Building Restriction	No exterior construction can begin until approved-(Cambridge Park, West Meadows)

Reference Summary

Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Supplemental	3	IV		2	Restrictions	Building Restriction	No exterior construction can begin until approved-(Autumn Ridge, Clayton's Bend, High Meadows-1, Meadowvale, Morningside, Pointe Royale, Sanders Ridge, Spencer's Glen, Sterling Heights, Summerhill, Wilkins Crossing)	
Supplemental	4	IV		2	Restrictions	Building Restriction	No exterior construction can begin until approved-(Lakewind, Meadow Crest)	
Supplemental	6	IV		2	Restrictions	Building Restriction	No exterior construction can begin until approved-(Remington Crest)	
Supplemental	7	IV		2	Restrictions	Building Restriction	No exterior construction can begin until approved-(Brandon's Pointe, Chapel Bend, Crescent Ridge, Laurel Crest, Pecan Park Estates, Pecan Pointe, Preston Forest, Spinnaker Cover, Stone Creek, River Glen)	
Supplemental	8	IV		2	Restrictions	Building Restriction	No exterior construction can begin until approved-(Fosters Green, Lake Pointe, Sterling Chase, Stonehaven, Sunset Cove, Thompson's Landing)	
Supplemental					Restrictions	Building Restriction	Consolidation of adjoining units-may consolidate two units into one family residence. Building setback no less than to the unit with the shortest setback. Still subject to assessments for both units.	
Supplemental	3	V		1	Restrictions	Building Restriction	Consolidation of adjoining units (Autumn Ridge, Blakely Bend, Claytons Bend Sec 2)	

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Supplemental	8	V		1	Restrictions	Building Restriction	Consolidation of adjoining units (Brandon's Pointe, Chapel Bend, Crescent Ridge, Easton Lakes, Fosters Green, Greystone Place/2, Lake Pointe, Laurel Crest, Pecan Pointe, Preston Forest, River Glen, Spinnaker Cove, Sterling Chase, Stone Creek, Watermill)	
Supplemental	3	V		1	Restrictions	Building Restriction	Consolidation of adjoining units (High Meadows-1, Meadowvale, Morningside, Pointe Royale, Sanders Ridge, Spencer's Glen, Sterling Heights, Summerhill, Wilkins Crossing)	

Reference Summary

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Supplemental	3	V		1	Restrictions	Building Restriction	Consolidation of adjoining units (Autumn Ridge, Blakely Bend, Claytons Bend Sec 2)	
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Supplemental	3	V		1	Restrictions	Building Restriction	Consolidation of adjoining units (High Meadows-1, Meadowvale, Morningside, Pointe Royale, Sanders Ridge, Spencer's Glen, Sterling Heights, Summerhill, Wilkins Crossing)	

Reference Summary

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Supplemental	4	V		1	Restrictions	Building Restriction	Consolidation of adjoining units (Meadow Crest)	
Supplemental	6	V		1	Restrictions	Building Restriction	Consolidation of adjoining units (Remington Crest)	
Supplemental	9	V		1	Restrictions	Building Restriction	Consolidation of adjoining units (Stonehaven, Sunset Cove, Thompson's Landing)	
Supplemental	na	V		1	Restrictions	Building Restriction	Consolidation of adjoining units (West Meadows)	
Supplemental	4	IV	3	1	Restrictions	Building Restriction	Consolidation of adjoining units. Building setback not less than the frontage of the lot in the same block with the shortest frontage at the building setback line. (Walkers Station)	
Supplemental	na	V		1	Restrictions	Building Restriction	Consolidation of adjoining units- (Cambridge Park)	
Supplemental	8	VI		1	Restrictions	Building Restriction	Consolidation of adjoining units- (Pecan Park Estates)	
Supplemental					Restrictions		Enforcement-Association has right to enforce covenants, failure to do so doesn't waive right to do so	
Supplemental	4	VII		1	Restrictions		Enforcement- (Autumn Ridge, High Meadows-1, Meadowvale, Morningside, Sanders Ridge, Spencer's Glen, Sterling Height, Summerhill, Wilkins Crossing)	
Supplemental	8	VII		1	Restrictions		Enforcement- (Brandon's Pointe, Chapel Bend, Crescent Ridge, Laurel	

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							Crest, Pecan Pointe, Preston Forest, River Glen, Stone Creek)	
Supplemental	na	VII		2	Restrictions		Enforcement- (Cambridge Park)	
Supplemental	10	VIII		1	Restrictions		Enforcement- (Easton Lakes, Greystone Place/2)	
Supplemental	11	VIII		1	Restrictions		Enforcement- (Fosters Green, Lake Pointe)	
Supplemental	15	VII		1	Restrictions		Enforcement- (High Meadows)	
Supplemental	5	VII		1	Restrictions		Enforcement- (Lakewind, Meadow Crest)	
Supplemental	9	IX		1	Restrictions		Enforcement- (Pecan Park Estates)	
Supplemental	5	X		1	Restrictions		Enforcement- (Pointe Royale)	
Supplemental	7	VII		1	Restrictions		Enforcement- (Remington Crest)	
Supplemental	19	VII		1	Restrictions		Enforcement- (Robinsons Landing)	

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Reference Summary

Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Supplemental	10	IX		1	Restrictions		Enforcement- (Spinnaker Cove)	
Supplemental	9	VII		1	Restrictions		Enforcement- (Sterling Chase, Thompson's Landing)	
Supplemental	10	VII		1	Restrictions		Enforcement- (Stonehaven)	
Supplemental	14	X		1	Restrictions		Enforcement- (Sunset Cove)	
Supplemental	5	V		1	Process		Enforcement- (Walkers Station)	
Supplemental	10	VIII		1	Restrictions		Enforcement- (Watermill)	
Supplemental	10	V	1	1	Restrictions	Building Restriction	Architectural restrictions-type of residence, one single family, no more than 3 stories, 2 or 3 car garage, no carport, new construction only (Robinson's Landing)	
Supplemental	7	V	1	1	Restrictions	Building Restriction	Architectural restrictions-type of residence, one single family, no more than 3 stories, 2 or 3 car garage, no carport, new construction only (High Meadows)	
Supplemental	8	V	2	1	Restrictions	Building Restriction	Architectural restrictions-minimum 1000sf/taller than 1 story minimum 700sf on ground floor (High Meadows)	
Supplemental	10	V	2	1	Restrictions	Building Restriction	Architectural restrictions-minimum 1300sf/taller than 1 story minimum 850sf on ground floor (Robinsons Landing)	
Supplemental					Restrictions	Building Restriction	Architectural restrictions-location of residence on lot-no nearer than 5' from side, unless not FHA and home next to it is 7' from side line, in which case can build within 3' of side line. Detached garage more than 65' from front line must be not less than 3' from side lot line. No building within 10' of back line. (High Meadows, Robinson's Landing-see below for article, sec, etc)	
Supplemental	8	V	3	1	Restrictions	Building Restriction	Architectural restrictions-location of residence on lot (High Meadows)	
Supplemental	11	V	3	1	Restrictions	Building Restriction	Architectural restrictions-location of residence on lot (Robinsons Landing)	

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Reference Summary

Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Supplemental					Restrictions	Building Restriction	Architectural restrictions-type of construction-at least 51% of exterior wall 8 ft up (excluding detached garage, gables, doors, windows) must be masonry or brick. No garage higher than house. All accessory buildings (except greenhouse) same style as house. Any building with frame construction either redwood, cedar, or painted with 2 coats. (High Meadows, Robinson's Landing-see below for article, sec, etc.)	
Supplemental	8	V	4	1	Restrictions	Building Materials	Architectural restrictions-type of construction (High Meadows)	
Supplemental	11	V	4	1	Restrictions	Building Materials	Architectural restrictions-type of construction (Robinsons Landing)	
Supplemental	9	V	5	1	Restrictions	Building Restriction	Architectural restrictions-temporary buildings not permitted (High Meadows)	see line 43
Supplemental	12	V	5	1	Restrictions	Building Restriction	Architectural restrictions-temporary buildings not permitted (Robinsons Landing)	see line 43
Supplemental	9	V	6	1	Restrictions	Building Restriction	Architectural restrictions-driveways required (High Meadows)	
Supplemental	12	V	6	1	Restrictions	Building Restriction	Architectural restrictions-driveways required (Robinsons Landing)	
Supplemental	9	V	7	1	Restrictions	Building Materials	Architectural restrictions-roof material (asphalt or composite), weight (230# or higher), color (weathered cedar shingle) (High Meadows)	
Supplemental	12	V	7	1	Restrictions	Building Materials	Architectural restrictions-roof material (asphalt or composite), weight (230# or higher), color (weathered cedar shingle) (Robinson's Landing)	

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Reference Summary

Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Supplemental	10	V	8	1	Restrictions	Building Materials	Architectural restrictions-fences setback (BL), material (cedar/pine), height (6'-8') (High Meadows)	
Supplemental	13	V	8	1	Restrictions	Building Materials	Architectural restrictions-fences setback (BL), material (cedar/pine), height (6'-8') (Robinsons Landing)	
Supplemental	10	V	8	2	Restrictions	Building Restriction	Architectural restrictions-fences-specific lots have tighter restrictions (High Meadows)	
Supplemental	13	V	8	2	Restrictions	Building Restriction	Architectural restrictions-fences-specific lots have tighter restrictions (Robinsons Landing)	
Supplemental					Restrictions	Building Restriction	Architectural restrictions-grass and shrubbery-Solid sod in front and corner side yards. Edged. Dead trees removed or repaired by owner or assoc at owner expense. Committee can install and maintain screening around utility equipment. (High Meadows, Robinson's Landing-see below)	
Supplemental	10	V	9	1	Restrictions	Building Restriction	Architectural restrictions-grass and shrubbery (High Meadows)	
Supplemental	13	V	9	1	Restrictions	Building Restriction	Architectural restrictions-grass and shrubbery (Robinsons Landing)	
Supplemental					Restrictions	Building Restriction	Architectural restrictions-traffic sight area obstructions-On corner lot nothing which obstructs sight at 2'-6' above street level within 15' of the point formed by intersection of building set back lines. (High Meadows, Robinson's Landing)	
Supplemental	11	V	10	1	Restrictions	Building Restriction	Architectural restrictions-traffic sight area obstructions (High Meadows)	
Supplemental	14	V	10	1	Restrictions	Building Restriction	Architectural restrictions-traffic sight area obstructions (Robinsons Landing)	
Supplemental	11	V	11	1	Restrictions	Building Restriction	Architectural restrictions-exterior antennae placement not visible (High Meadows)	

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Supplemental	14	V	11	1	Restrictions	Building Restriction	Architectural restrictions-external antennae placement not visible (Robinsons Landing)	
Supplemental	11	V	12	1	Restrictions	Building Restriction	Architectural restrictions-FHA screen fence (High Meadows)	

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Reference Summary

Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Supplemental	15	V	12	1	Restrictions	Building Restriction	Architectural restrictions-FHA screen fence (Robinsons Landing)	
Supplemental					Restrictions	Building Restriction	Architectural restrictions-minimum lots size in relation to residence-Two or more lots may consolidate. Building must have width at front no less than shortest lot width at front of any lot and must be platted lots. (High Meadows, Robinson's Landing)	
Supplemental	11	V	13	1	Restrictions	Building Restriction	Architectural restrictions-minimum lots size in relation to residence (High Meadows)	
Supplemental	15	V	13	1	Restrictions	Building Restriction	Architectural restrictions-minimum lots size in relation to residence (Robinsons Landing)	
Supplemental	12	V	14	1	Restrictions	Building Restriction	Architectural restrictions-mailbox must be harmonious (High Meadows)	
Supplemental	15	V	14	1	Restrictions	Building Restriction	Architectural restrictions-mailbox must be harmonious (Robinsons Landing)	
Supplemental	12	V	16	1	Restrictions	Building Restriction	Architectural restrictions-window or wall air conditioner location out of sight (High Meadows)	
Supplemental	16	V	16	1	Restrictions	Building Restriction	Architectural restrictions-window or wall air conditioner location out of sight (Robinson's Landing)	
Supplemental	12	V	17	1	Restrictions	Building Restriction	Architectural restrictions-private utility lines underground (High Meadows)	
Supplemental	16	V	17	1	Restrictions	Building Restriction	Architectural restrictions-private utility lines underground (Robinsons Landing)	
Supplemental					Restrictions	Maintenance	Architectural restrictions-enforcement of lot maintenance. If violation not fixed in 10 days assoc can fix it and bill homeowner. If bill not paid can add it to the assessment and place a lien if not paid. (High Meadows, Robinson's Landing)	
Supplemental	12	V	18	1	Restrictions	Maintenance	Architectural restrictions-enforcement of lot maintenance (High Meadows)	
Supplemental	16	V	18	1	Restrictions	Maintenance	Architectural restrictions-enforcement of lot maintenance (Robinsons Landing)	

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Reference Summary

Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Supplemental	13	V	19	1	Restrictions	Building Materials	Architectural restrictions-brick color-no yellow or orange (High Meadows)	
Supplemental	17	V	19	1	Restrictions	Building Materials	Architectural restrictions-brick color-no yellow or orange (Robinsons Landing)	
Supplemental	13	V	20	1	Restrictions	Building Materials	Architectural restrictions-stone color must compliment and conform (High Meadows)	
Supplemental	17	V	20	1	Restrictions	Building Materials	Architectural restrictions-stone color must compliment and conform (Robinson's Landing)	
Supplemental	13	V	21	1	Restrictions	Building Restriction	Architectural restrictions-sidewalks and wheelchair ramps size/location (High Meadows)	
Supplemental	17	V	21	1	Restrictions	Building Restriction	Architectural restrictions-sidewalks and wheelchair ramps size/location (Robinsons Landing)	
Supplemental	13	V	22	1	Restrictions	Building Materials	Architectural restrictions-roof stack match color of house (High Meadows)	
Supplemental	18	V	22	1	Restrictions	Building Materials	Architectural restrictions-roof stack match color of house (Robinsons Landing)	
Supplemental					Restrictions	Usage Restriction	Architectural restrictions-decorations-no yard decorations in front or visible side yard unless approved. Christmas decorations allowed 12/1/x to 1/5/x+1. (High Meadows, Robinson's Landing)	
Supplemental	13	V	23	1	Restrictions	Usage Restriction	Architectural restrictions-decorations (High Meadows)	
Supplemental	18	V	23	1	Restrictions	Usage Restriction	Architectural restrictions-decorations (Robinsons Landing)	
Supplemental	13	V	24	1	Restrictions	Building Restriction	Architectural restrictions-playground equipment-back yard and screened (High Meadows)	
Supplemental	18	V	24	1	Restrictions	Building Restriction	Architectural restrictions-playground equipment-back yard and screened (Robinsons Landing)	

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Reference Summary

Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Supplemental	10	V	8	1	Restrictions	Building Materials	Architectural restrictions-fences setback (BL), material (cedar/pine), height (6'-8') (High Meadows)	
Supplemental	13	V	8	1	Restrictions	Building Materials	Architectural restrictions-fences setback (BL), material (cedar/pine), height (6'-8') (Robinsons Landing)	
Supplemental	10	V	8	2	Restrictions	Building Restriction	Architectural restrictions-fences-specific lots have tighter restrictions (High Meadows)	
Supplemental	13	V	8	2	Restrictions	Building Restriction	Architectural restrictions-fences-specific lots have tighter restrictions (Robinsons Landing)	
Supplemental					Restrictions	Building Restriction	Architectural restrictions-grass and shrubbery-Solid sod in front and corner side yards. Edged. Dead trees removed or repaired by owner or assoc at owner expense. Committee can install and maintain screening around utility equipment. (High Meadows, Robinson's Landing-see below)	
Supplemental	10	V	9	1	Restrictions	Building Restriction	Architectural restrictions-grass and shrubbery (High Meadows)	
Supplemental	13	V	9	1	Restrictions	Building Restriction	Architectural restrictions-grass and shrubbery (Robinsons Landing)	
Supplemental					Restrictions	Building Restriction	Architectural restrictions-traffic sight area obstructions-On corner lot nothing which obstructs sight at 2'-6' above street level within 15' of the point formed by intersection of building set back lines. (High Meadows, Robinson's Landing)	
Supplemental	11	V	10	1	Restrictions	Building Restriction	Architectural restrictions-traffic sight area obstructions (High Meadows)	
Supplemental	14	V	10	1	Restrictions	Building Restriction	Architectural restrictions-traffic sight area obstructions (Robinsons Landing)	
Supplemental	11	V	11	1	Restrictions	Building Restriction	Architectural restrictions-exterior antennae placement not visible (High Meadows)	
Supplemental	14	V	11	1	Restrictions	Building Restriction	Architectural restrictions-exterior antennae placement not visible (Robinsons Landing)	
Supplemental	11	V	12	1	Restrictions	Building Restriction	Architectural restrictions-FHA screen fence (High Meadows)	

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Reference Summary

Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Supplemental	15	V	12	1	Restrictions	Building Restriction	Architectural restrictions-FHA screen fence (Robinsons Landing)	
Supplemental					Restrictions	Building Restriction	Architectural restrictions-minimum lots size in relation to residence-Two or more lots may consolidate. Building must have width at front no less than shortest lot width at front of any lot and must be platted lots. (High Meadows, Robinson's Landing)	
Supplemental	11	V	13	1	Restrictions	Building Restriction	Architectural restrictions-minimum lots size in relation to residence (High Meadows)	
Supplemental	15	V	13	1	Restrictions	Building Restriction	Architectural restrictions-minimum lots size in relation to residence (Robinsons Landing)	
Supplemental	12	V	14	1	Restrictions	Building Restriction	Architectural restrictions-mailbox must be harmonious (High Meadows)	
Supplemental	15	V	14	1	Restrictions	Building Restriction	Architectural restrictions-mailbox must be harmonious (Robinsons Landing)	
Supplemental	12	V	16	1	Restrictions	Building Restriction	Architectural restrictions-window or wall air conditioner location out of sight (High Meadows)	
Supplemental	16	V	16	1	Restrictions	Building Restriction	Architectural restrictions-window or wall air conditioner location out of sight (Robinson's Landing)	
Supplemental	12	V	17	1	Restrictions	Building Restriction	Architectural restrictions-private utility lines underground (High Meadows)	
Supplemental	16	V	17	1	Restrictions	Building Restriction	Architectural restrictions-private utility lines underground (Robinsons Landing)	
Supplemental					Restrictions	Maintenance	Architectural restrictions-enforcement of lot maintenance. If violation not fixed in 10 days assoc can fix it and bill homeowner. If bill not paid can add it to the assessment and place a lien if not paid. (High Meadows, Robinson's Landing)	
Supplemental	12	V	18	1	Restrictions	Maintenance	Architectural restrictions-enforcement of lot maintenance (High Meadows)	
Supplemental	16	V	18	1	Restrictions	Maintenance	Architectural restrictions-enforcement of lot maintenance (Robinsons Landing)	

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Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Supplemental	13	V	19	1	Restrictions	Building Materials	Architectural restrictions-brick color-no yellow or orange (High Meadows)	
Supplemental	17	V	19	1	Restrictions	Building Materials	Architectural restrictions-brick color-no yellow or orange (Robinsons Landing)	
Supplemental	13	V	20	1	Restrictions	Building Materials	Architectural restrictions-stone color must compliment and conform (High Meadows)	
Supplemental	17	V	20	1	Restrictions	Building Materials	Architectural restrictions-stone color must compliment and conform (Robinson's Landing)	
Supplemental	13	V	21	1	Restrictions	Building Restriction	Architectural restrictions-sidewalks and wheelchair ramps size/location (High Meadows)	
Supplemental	17	V	21	1	Restrictions	Building Restriction	Architectural restrictions-sidewalks and wheelchair ramps size/location (Robinsons Landing)	
Supplemental	13	V	22	1	Restrictions	Building Materials	Architectural restrictions-roof stack match color of house (High Meadows)	
Supplemental	18	V	22	1	Restrictions	Building Materials	Architectural restrictions-roof stack match color of house (Robinsons Landing)	
Supplemental					Restrictions	Usage Restriction	Architectural restrictions-decorations-no yard decorations in front or visible side yard unless approved. Christmas decorations allowed 12/1/x to 1/5/x+1. (High Meadows, Robinson's Landing)	
Supplemental	13	V	23	1	Restrictions	Usage Restriction	Architectural restrictions-decorations (High Meadows)	
Supplemental	18	V	23	1	Restrictions	Usage Restriction	Architectural restrictions-decorations (Robinsons Landing)	
Supplemental	13	V	24	1	Restrictions	Building Restriction	Architectural restrictions-playground equipment-back yard and screened (High Meadows)	
Supplemental	18	V	24	1	Restrictions	Building Restriction	Architectural restrictions-playground equipment-back yard and screened (Robinsons Landing)	

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Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Supplemental					Restrictions	Usage Restriction	Architectural restrictions-signs-None permitted without permission except 1 sign not more than 6sf advertising for sale or rent. Bandit signs (about 4'x6', portable or capable of having wheels attached to move) must have permission. (High Meadows, Robinsons Landing-see below)	
Supplemental	14	V	25	1	Restrictions	Usage Restriction	Architectural restrictions-signs (High Meadows)	
Supplemental	18	V	25	1	Restrictions	Usage Restriction	Architectural restrictions-signs (Robinsons Landing)	
Supplemental	9	VI	3	1	Restrictions	Building Restriction	6' maintenance easement between properties (Stonehaven)	
Supplemental	8	V		1	Restrictions	Building Restriction	Setback Criteria-minimum 15' between structures (Pecan Park Estates)	
Supplemental	8	VII	1	1	Restrictions	Usage Restriction	Streets are private and having owner easement (Pecan Park Estates)	
Supplemental	4	VII	1	1	Restrictions	Usage Restriction	Streets are private and having owner easement (Pointe Royale)	
Supplemental	8	VI	1	1	Restrictions	Usage Restriction	Streets are private and having owner easement (Spinnaker Cove)	
Supplemental	9	VI	1	1	Restrictions	Usage Restriction	Streets are private and having owner easement (Sunset Cove)	
Supplemental	10	VII		1	Restrictions	Maintenance	Yard Maintenance-can require hiring of a yard maintenance company (Sunset Cove)	
Supplemental					Restrictions	Maintenance	Tree Replacement-must get permission prior to removal of any tree measuring 8" in diameter -25" in circumference. The committee may require it to be replaced. May be subject to a fine if no approval received. (see below for specific neighborhood article, section, etc)	
Supplemental	9	X		1	Restrictions	Maintenance	Tree replacement (Brandon's Pointe, Chapel Bend, Crescent Ridge, Pecan Pointe, Preston Forest, River Glen, Stone Creek)	
Supplemental	na	X		1	Restrictions	Maintenance	Tree replacement (Cambridge Park)	
Supplemental	11	XI			Restrictions	Maintenance	Tree replacement (Greystone Place 2)	
Supplemental	10	XII		1	Restrictions	Maintenance	Tree replacement (Pecan Park Estates)	

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Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Supplemental	7	X		1	Restrictions	Maintenance	Tree replacement (Remington Crest)	
Supplemental	11	XII		1	Restrictions	Maintenance	Tree replacement (Spinnaker Cove)	
Supplemental	na	X		1	Restrictions	Maintenance	Tree replacement (West Meadows)	
Supplemental	6	IV	2	1	Restrictions	Usage Restriction	No livestock, maximum 3 adult household pets, must be kept on leash off property (High Meadows)	
Supplemental	7	IV	2	1	Restrictions	Usage Restriction	No livestock, maximum 3 adult household pets, must be kept on leash off property (Robinsons Landing)	
Supplemental	6	IV	3	1	Restrictions	Usage Restriction	Nuisances-no noxious or offensive trade or activity (High Meadows)	
Supplemental	7	IV	3	1	Restrictions	Usage Restriction	Nuisances-no noxious or offensive trade or activity (Robinsons Landing)	
Supplemental					Restrictions	Usage Restriction	Storage and repair of vehicles-No boat, trailer, RV, etc parked or stored in front of or side of any lot unless in garage and screened. Can be temp for up to 48 hours in any 30 day period for loading or unloading but not repairs. No working on cars on driveway or street unless temporary (not in excess of 48 hours). (High Meadows, Robinsons Landing-see below)	
Supplemental	6	IV	4	1	Restrictions	Usage Restriction	Storage and repair of vehicles (High Meadows)	
Supplemental	8	IV	4	1	Restrictions	Usage Restriction	Storage and repair of vehicles (Robinsons Landing)	
Supplemental	6	IV	5	1	Restrictions	Building Restriction	Permitted hours of construction 7am to 10 pm (High Meadows)	
Supplemental	8	IV	5	1	Restrictions	Building Restriction	Permitted hours of construction 7am to 10 pm (Robinsons Landing)	
Supplemental					Restrictions	Usage Restriction	Disposal of trash-all trash in metal/plastic/masonry containers with tight fitting lids and screened from view. Equipment used for temporary storage or disposal shall be clean and sanitary. Removed from lot in timely fashion. (High Meadows, Robinsons Landing-see below)	
Supplemental	6	IV	6	1	Restrictions	Usage Restriction	Disposal of trash (High Meadows)	

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Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Supplemental	8	IV	6	1	Restrictions	Usage Restriction	Disposal of trash (Robinsons Landing)	
Supplemental	7	IV	7	1	Restrictions	Building Materials	Building materials-no storage unless under construction (High Meadows)	
Supplemental	9	IV	7	1	Restrictions	Building Materials	Building materials-no storage unless under construction (Robinsons Landing)	
Supplemental	7	IV	8	1	Restrictions	Usage Restriction	Mineral production-no (High Meadows)	
Supplemental	10	IV	8	1	Restrictions	Usage Restriction	Mineral production-no (Robinsons Landing)	
Supplemental	3	VI	1a	1	Restrictions	Building Restriction	Lakes-nothing to be constructed or placed on lake easement (Pointe Royale)	
Supplemental	8	VI	1a	1	Restrictions	Building Restriction	Lakes-nothing to be constructed or placed on lake easement (Greystone Place/2)	
Supplemental	9	VI	1a	1	Restrictions	Building Restriction	Lakes-nothing to be constructed or placed on lake easement (Fosters Green, Lake Pointe, Watermill)	
Supplemental	9	VII	1a	1	Restrictions	Building Restriction	Lakes-nothing to be constructed or placed on lake easement (Spinnaker Cove)	
Supplemental	11	VIII	1a	1	Restrictions	Building Restriction	Lakes-nothing to be constructed or placed on lake easement (Sunset Cove)	
Supplemental	8	VI	1	1	Restrictions	Usage Restriction	Lakes-no alterations or use of easement other than as pedestrian path (Easton Lakes)	
Supplemental	4	VI	1c	1	Restrictions	Usage Restriction	Lakes-residents can only use easement as a pedestrian path (Pointe Royale)	
Supplemental	9	VI	1c	1	Restrictions	Usage Restriction	Lakes-residents can only use easement as a pedestrian path (Greystone Place/2, Watermill)	
Supplemental	10	VI	1c	1	Restrictions	Usage Restriction	Lakes-residents can only use easement as a pedestrian path (Fosters Green)	
Supplemental	9	VII	1c	1	Restrictions	Usage Restriction	Lakes-residents can only use easement as a pedestrian path (Spinnaker Cove)	
Supplemental	11	VIII	1c	1	Restrictions	Usage Restriction	Lakes-residents can only use easement as a pedestrian path (Sunset Cove)	

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Reference Summary

Document	Page	Article	Sec	Paragraph	Area	Sub-Area	Description	Comment
Supplemental	3	VI		1	Restrictions	Usage Restriction	Lakes-residents have use of lake (Pointe Royale)	
Supplemental	8	VI		1	Restrictions	Usage Restriction	Lakes-residents have use of lake (Easton Lakes, Greystone Place/2, Watermill)	
Supplemental	9	VI		1	Restrictions	Usage Restriction	Lakes-residents have use of lake (Fosters Green, Lake Pointe)	
Supplemental	9	VII		1	Restrictions	Usage Restriction	Lakes-residents have use of lake (Spinnaker Cove)	
Supplemental	10	VIII		1	Restrictions	Usage Restriction	Lakes-residents have use of lake (Sunset Cove)	
Supplemental	4	VI	3	1	Restrictions	Building Restriction	Property Improvement Restrictions-nothing will be permitted that detracts from the lake area on property that abounds the lake (Pointe Royale)	
Supplemental	9	VI	3	1	Restrictions	Building Restriction	Property Improvement Restrictions-nothing will be permitted that detracts from the lake area on property that abounds the lake (Easton Lakes, Watermill)	
Supplemental	10	VI	3	1	Restrictions	Building Restriction	Property Improvement Restrictions-nothing will be permitted that detracts from the lake area on property that abounds the lake (Fosters Green, Lake Pointe)	
Supplemental	10	VII	3	1	Restrictions	Building Restriction	Property Improvement Restrictions-nothing will be permitted that detracts from the lake area on property that abounds the lake (Spinnaker Cove)	
Supplemental	12	VIII	3	1	Restrictions	Building Restriction	Property Improvement Restrictions-nothing will be permitted that detracts from the lake area on property that abounds the lake (Sunset Cove)	
Supplemental	10	VI	2	1	Restrictions	Building Restriction	Maintenance of Lake Easement (Fosters Green)	
					Restrictions	Maintenance	Tree trimming-8' above sidewalk and 12' above street. This is a Sugar Land guideline and is not codified anywhere within NT documentation, but we're sending out letters based on this.	

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Appendix L

Amendments to the Design Guidelines



DEDICATORY INSTRUMENTS
OF
NEW TERRITORY RESIDENTIAL COMMUNITY ASSOCIATION, INC.

BEFORE ME, the undersigned authority, on this day personally appeared the below named person, who, being by me first duly sworn, states the following:

My name is Michael J. Walker. I am over 21 years of age and of sound mind. I am capable of making, and authorized to make, this affidavit. I am personally acquainted with the facts herein stated. I am the Executive Director of the following (herein the "Association"): New Territory Residential Community Association, Inc. Pursuant to the Texas Property Code, Section 202.006, the following documents are the originals, or true and correct copies of the originals, of governing instruments of the Association:

For New Territory Residential Community Association of Fort Bend County

1. New Territory Residential Community Association Administrative Resolution 2013-01r4; Relating to NTRCA's Maintenance Standards and Usage Restrictions


DATED this the 20th day of AUGUST, 2020.

NEW TERRITORY RESIDENTIAL COMMUNITY ASSOCIATION, INC.

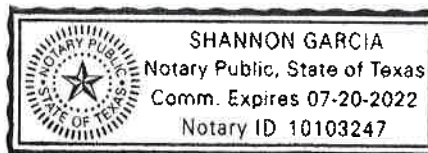
By: 
 Title: Executive Director
 Print Name: MICHAEL WALKER

THE STATE OF TEXAS
COUNTY OF Fort Bend

THIS affidavit was acknowledged before me on the 20th day of AUGUST, 2020 by Michael J. Walker who stated that he/she is the Executive Director for the above-named Association.


 NOTARY PUBLIC IN AND FOR
 THE STATE OF TEXAS

AFTER RECORDING RETURN TO:
NTRCA
6101 Homeward Way
Sugar Land, Texas 77479



**Fourth Amendment to the Maintenance Standards and Usage Restrictions
Resolution No. 2013-01r4**

WHEREAS, on the 15th day of April 2013, the Board of Directors passed a “**Resolution Regarding Maintenance standards and usage restrictions#: 2013-01**” which was recorded in the Official Records of Real Property of Fort Bend County under Clerk’s File No. 2013055526; and

WHEREAS, on the 15th day of April 2013, the Board of Directors passed a "Resolution Regarding Deed Restrictions related to Maintenance Standards and Use Restrictions, Resolution #: 2013-01" which was recorded in the Official Records of Real Property of Fort Bend County under Clerk's File No. 2013055526 (hereinafter, the "Original Resolution"); and

WHEREAS, on the 17th day of February 2014, the Board of Directors passed a "Resolution Regarding Deed Restrictions related to Maintenance Standards and Use Restrictions, Resolution #: 2013-01r1" which was recorded in the Official Records of Real Property of Fort Bend County under Clerk's File No.2014023519; and

WHEREAS, on the 15th day of February 2016, the Board of Directors passed a "Resolution Regarding Deed Restrictions related to Maintenance Standards and Use Restrictions, Resolution #: 2013-01r1" which was recorded in the Official Records of Real Property of Fort Bend County under Clerk's File No 2016015167

WHEREAS, on the 21st day of August 2017, a majority of the Board of Directors voted to adopt the Third Amendment of Resolution 2013-01, to make additions as described below:

WHEREAS, on the 17th day of August 2020, a majority of the Board of Directors voted to adopt the Fourth Amendment of Resolution 2013-01, to make additions as described below:

I. MAINTENANCE STANDARDS

1. Curbs

- A. Must be kept clean and free of discoloration from dirt, mold, algae and/or mildew.
- B. A Homeowner is responsible for the repair of curbs that are cracking or chipping if a drainpipe(s) exists.

2. Driveways

- A. All owners are responsible for the maintenance and repair of their driveways.
- B. Driveways must be kept clean and free of discoloration from dirt, mold, algae and/or mildew and may not be painted.
- C. Cracks and displacements must be repaired.
- D. The maximum allowable offset of adjacent driveway panels is 2 inches.

3. Edging and Borders

Must be maintained, replaced when damaged and be kept weed free.

4. Exterior Maintenance

- A. All rotted wood must be replaced, and mildew must be removed as needed. A home may require repainting once mildew has been removed.
- B. It is recommended that a home is power washed seasonally.

5. Fencing
 - A. Must conform to all requirements found in the Design Guidelines.
 - B. Broken or damaged wood pickets must be replaced.
 - C. Broken or damaged metal fencing must be repaired or replaced.
 - D. Metal fences must be painted, or powder coated when the existing paint or powder coat is fading, chipping, peeling or otherwise in need of repairing.
 - E. When a resident is repairing or replacing pickets in their fence, it is required that they be repaired or replaced with the same material. Pine and cedar pickets cannot be used together in a fence.

6. Fountains
 - A. Must be maintained at all times and kept in proper working condition.
 - B. Mildew or algae must be removed.

7. Garages

Litter and debris, including trash cans, is prohibited in the areas in front of garages.

8. Garbage

See Trash.

9. Grass and Lawns
 - A. An owner shall sod with grass the area between the front of the residence and the curb line of the abutting street and the side yard of such unit out to the curb on all corner units.
 - B. Grass and weeds shall be kept mowed and all curbs, drives and walkways shall be kept edged.
 - C. Grass must be mowed to a height of 3" to 4" tall
 - D. Dead areas in the yard must be replaced promptly with St. Augustine or Palmetto St. Augustine (shade resistant) grass.
 - E. Lawns should be weed free. Dollar Weed, Crabgrass, Clover, and other weeds must be removed.

10. Gutters and Downspouts
 - A. Must be painted or have a factory applied color to match the approved siding or trim color of the home.
 - B. Damaged or deteriorated gutters or downspouts must be replaced.
 - C. Gutters not originally installed by the builder are not required unless there is resulting damage to fascia, siding or landscape.

11. House Numbers

House Numbers must be painted when the existing paint is fading, chipping, peeling or otherwise in need of repairing.

12. Landscape Maintenance
 - A. An owner's landscape maintenance obligations include mowing, watering, fertilizing, weeding, trimming and replacing all dead landscaping as needed
 - B. Tree wells and flowerbeds must have at least 2" of mulch. Gravel, pebbles and stones may not replace mulch

13. Lighting Fixtures
 - A. Must conform to all requirements found in the Design Guidelines.
 - B. An owner must maintain, repair, replace, clean and re-lamp all lighting fixtures as needed.

14. Newspapers

No more than three (3) newspapers may be left on a residential lot.

15. Recycling
 - A. Containers must conform to the guidelines prescribed by the garbage collection company and must be concealed from public and adjoining property view.
 - B. Recycling containers may be placed at the curb no earlier than 7 PM on the evening prior to the scheduled recycling day and must be removed from the curb no later than 7 AM the morning after the scheduled recycling day.

16. Refuse

See Trash.

17. Sidewalk Maintenance
 - A. Sidewalks must be kept clean and free of discoloration from dirt, mold, algae and/or mildew.
 - B. Sidewalks may not be painted. Stain and/or paint may not be incorporated into the cement and/ or concrete.

18. Trash
 - A. Is to be placed in appropriate containers to prevent trash from spilling out and to prevent access by wildlife.
 - B. Containers must conform to the guidelines prescribed by the garbage collection company and must be concealed from public and adjoining property view.
 - C. Trash may be placed at the curb in a secure container no earlier than 7 PM on the evening prior to the scheduled trash day and must be removed from the curb no later than 7 AM the morning after the scheduled trash day.

19. Trellises:
 - A. Must be maintained at all times.
 - B. Dead or diseased plants must be removed

20. Trees
 - A. Must be pruned to ensure 12 feet of clear space from a street surface.
 - B. Must be pruned to ensure 8 feet of clear space from a sidewalk surface.
 - C. Dead fronds on palm trees must be removed
 - D. Tree replacement, removal and additional planting must comply with the Design Guidelines.

21. Yard Maintenance

See Landscape Maintenance.

22. Walkways
 - A. Walkways may not be painted. Stain and/or paint may not be incorporated into the cement and/ or concrete.

- B. Repairs may be made with cement color epoxy, but epoxy may not be used on displaced walkways.

II. USAGE RESTRICTIONS

1. Animals
See Pets.
2. Antennas
Antennas of any type, including satellite dishes, are permitted provided they are installed on the rear elevation of the roof, and conform to the Design Guidelines.
3. Basketball Goals
 - A. No basketball goal may be placed in the street or on attached front loading or side loading garages.
 - B. Backboards, supports, poles, and nets must comply with materials and construction described in the Design Guidelines and must be maintained so they do not detract from the neighborhood.
 - C. Bases must be weighted according to assembly specifications and not with sandbags, bricks, rocks or other materials.
4. Business Activity within a Residence
 - A. No Business or business activity shall be carried on, in or upon any Unit at any time, except with the written approval of the Board.
 - B. See the current Policy on Business Activity within a Residence for requirements and the process for requesting approval.
5. Burning
Burning of leaves, trash or rubbish is not permitted at any time.
6. Construction/Maintenance Hours
Construction or maintenance performed outside a closed residence or garage can only be performed between the hours of 7 AM and 10 PM.
7. Clotheslines
Clotheslines must be concealed from public and adjoining property view.
8. Compost / Composting Devices.
 - A. All compost that is not grass clippings, leaves, or brush must be kept in a tightly sealed container.
 - B. Compost must not emit any foul odors and/or attract rodents, flies or wild animals.
9. Commercial Vehicles
No buses, campers, tow trucks, recreations vehicles, limousines, or any other type of commercial vehicle will be permitted to park on any portion of a common area within New Territory.
10. Drainage
No owner of a unit may obstruct or rechannel the drainage flows after location and installation of drainage swales, storm sewers or storm drains, unless to improve current drainage.

11. Firearms and Weapons

The use of all Firearms or Weapons within properties is prohibited. This includes, but is not limited to B-B, pellet, paint and airsoft guns and small firearms of all types.

12. Flags

- A. Flag is defined in Texas Property Code Section 202.011(a), as follows:
 - i. The flag of the United States
 - ii. The flag of the State of Texas
 - iii. An official or replica flag of any branch of the United States armed forces
- B. The flag of the United States shall be displayed in accordance with 4 U.S.C Sections 5-10.
- C. The flag of the State of Texas shall be displayed in accordance with Chapter 3100, Government Code.
- D. A displayed flag and the flagpole on which it is flown shall be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flagpole shall be repaired, replaced, or removed.
- E. No owner shall display a flag or flagpole on property that is owned or maintained by the Association or owned in common by the members of the Association.
- F. Only flags as defined herein may be flown on a freestanding flagpole, as described in the Design Guidelines, on a homeowner's property.
- G. Must conform to the requirements in the Design Guidelines.

13. Garages

- A. Garages are to be used for vehicles or storage.
- B. May not be used for leased habitation purposes.

14. Holiday Decorations

- A. For the purposes of this document, Holiday will be defined as any of the 10 federal holidays observed by the United States Government plus Easter and Halloween; and the term "Holiday Season" shall include the period beginning on Thanksgiving Day and ending on New Year's Day
- B. Except as provided in paragraph C, Holiday decorations may be displayed fourteen days prior to a holiday and must be removed five days after.
- C. For the Holiday Season, decorative lighting and decorations may commence one week before Thanksgiving and may remain until January 15.
- D. At the end of the periods prescribed in paragraph B and C, decorative lights must be removed even if not lit and landscaping lights must be restored to their original white color.
- E. For periods other than those prescribed in paragraph B and C, decorations may be considered on a case-by-case basis by the Compliance Manager
- F. Commercial grade decorations are not allowed. Commercial grade decorations are defined as those decorations that are not typical or consistent with a residential setting or as may be determined by the Modifications Committee.
- G. Decorative appendages used must not be permanent.

15. Lighting

- A. Mercury vapor or sodium halide lights are prohibited.
- B. Colored bulbs or lens covers are not permitted except during the holiday seasons.

- C. The NTRCA Compliance Coordinator and the Modifications Committee have the authority to require the relocation or removal of any fixtures which adversely affect neighboring properties.

16. Nuisance

Owners must keep their property clean and must not create a nuisance, health hazard or a disturbance of the peace.

17. Pets

- A. No poultry, livestock or animals may be raised, bred, kept or permitted other than dogs, cats or other common household pets.
- B. No owner will be permitted to own more than three (3) pets with the exception of constantly caged, indoor animals, and litters of animals that are less than three (3) months old.
- C. All pets must be kept on a leash when outside of the owner's fenced yard.
- D. Owners must pick up and dispose of their pet's droppings left on common areas or neighbors' yards.
- E. Noise nuisance from pets, such as excessive barking that disturbs the peace, is prohibited.

18. Prohibited Use

No use of a property is permitted which is offensive by reason of odor, fumes, noise, pollution or hazards.

19. Private Utility Lines

All electrical, telephone and other utility lines which are not owned by a governmental entity or public utility company shall be installed in underground conduits or underground facilities.

20. Quiet Hours

Quiet Hours must be observed between the hours of 10 PM and 7 AM.

21. Renting

- A. Owners must notify the Association office if a unit is rented or leased.
- B. Only one lease is allowed per unit.
- C. No portion (room, building, etc.) of a unit may be rented or leased while the owner maintains a residence at the unit.
- D. Units, or any portion thereof, may not be sub-leased.
- E. The entire Unit must be leased to the same tenant for a minimum term of six (6) consecutive months.
- F. Notwithstanding anything contained herein to the contrary, no Single Family Residence may be used for a Timeshare Plan or put to Timeshare Use, as those terms are defined in Chapter 221 of the Texas Property Code, or its successor statute.
- G. A lease for "residential purpose" does not include a lease of a Single Family Residence for use as transient housing, including but not limited to, hotel, motel, tourist home, tourist house, tourist court, lodging house, inn, rooming house, bed and breakfast, vacation rentals, party rentals, boarding house, "Airbnb", "Home Away", "VRBO", or other short-term rental services, and such uses are strictly prohibited and will conclusively be considered a business use prohibited by the Declaration and these Rules and a violation of the Declaration and these Rules.

22. Signage Guidelines

The following signs do not require prior approval if they are in compliance with these guidelines.

- A. Contractor Signs - Permanent or temporary contractor signs are strictly prohibited. It will be the homeowners' responsibility to ensure that contractors do not display signs on their property. In the event that a sign is displayed, the homeowner is responsible for any deed restriction violation.
- B. For Sale/Rent Signs - Only one sign advertising the sale or rental of a lot is permitted and must be placed in the front of the lot. The sign must not exceed 24" x 36" and must be professionally manufactured exclusively for the purpose of advertising the sale or rental of real property. No signs, billboards, posters, or other advertising devices of any type are permitted on the lot or NTRCA Property.
- C. Garage Sale Signs - Must be obtained from the NTRCA office, are limited to 4 per household, and must follow the guidelines for placement, posting duration, and format as prescribed on the application.
- D. High School and Booster Club Signs - All school and booster club signage is permitted provided it meets the following criteria: signs cannot exceed 24" x 36", a maximum of two signs (or one sign per student) is allowed, signs may only be placed inside the windows or in front of the home and should remain displayed only during that "sports season".
- E. Home Security Signs - All home security signs will be permitted provided the following guidelines are adhered to signs are not to be used to promote any security company, must be professionally manufactured and not exceed 15" in height when installed. One sign shall be permitted at the front and/or rear entrance to the home, and one sign shall be permitted to be placed on an exterior fence. Security signs are not permitted to be placed on the house or garage. No more than two window decals shall be permitted, which may not exceed 6" square each.
- F. Political Signs - Are permitted only as temporary signs on private property for local, state or federal election purposes and must conform to state law. Political signs are prohibited on any dedicated right-of-way or NTRCA facilities and/or common areas.
- G. Special Occasion Signs - May be displayed for two weeks. This includes birth and graduation announcements. Birthday decorations may be placed on the exterior of the home for three days.

23. Skateboard/Bicycle Ramps

- A. May not be placed on sidewalks or in the street.
- B. Ramps are only permitted in driveways.
- C. No portion of the ramp may extend past the front of the home.
- D. Ramps must be removed from public view when not in use, and every evening.

24. Storage Buildings

All Storage Buildings must be approved by the Modifications Committee prior to installation.

25. Swimming Pools

- A. All pools, spas, hot tubs and pool decking must be approved by the Modifications Committee prior to installation.
- B. Above ground pools are not permitted.

26. Temporary Buildings

Temporary Buildings are prohibited from being placed on any unit.

27. Trash Cans

- A. Must conform to guidelines prescribed by the garbage collection company and must be concealed from public and adjoining property view.
- B. May be placed at the curb no earlier than 7 PM on the evening prior to the scheduled trash day and must be removed from the curb no later than 7 AM the morning after the scheduled trash day.

28. Vehicles

- A. The term "Vehicle" includes motor homes, recreational vehicles, boats, trailers, motorcycles, mini-bikes, scooters, go-carts, trucks, campers, buses, vans and automobiles.
- B. No Vehicle may be left upon any lot, except in a garage, for longer than 5 days if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public highways.
- C. No boat, motor home, trailer, camper or recreational vehicle shall be left upon any lot for longer than 24 hours.
- D. No vehicle may be permitted on the yard of a unit.
- E. No motorized Vehicles shall be permitted on pathways or unpaved common areas.
- F. Vehicles should be parked so they do not block sidewalks or block access to or from another lot.
- G. No commercial vehicles will be permitted upon any lot. For purposes of this paragraph, a vehicle shall be deemed to be a commercial vehicle if:
 - i. It has more than two axles and/or is too large to be housed in an existing garage; or
 - ii. It is used to haul or carry passengers or cargo for financial gain or profit, or
 - iii. It has an attached commercial license plate and requires a COL class A, B or C to be driven.

This paragraph does not apply to a construction vehicle parked on a lot or in the street in front of a lot on a regular basis during the period in which construction work on the lot is being performed.
- H. A Truck with mounted camper which is an Owner's or occupant's primary means of transportation shall not be considered a recreational vehicle provided it is used on a daily basis for transportation and the camper is stored out of public view upon removal.
- I. To the extent a specific type of vehicle is not described or listed above, the Board of Directors shall have the right to determine, in its sole discretion, whether such vehicle shall be considered a "commercial vehicle."

29. Woodpiles

Woodpiles must be concealed from public and adjoining property view

30. Yard Decorations and Furniture (for front and side yards)

Yard art is defined as "non-plant material of a decorative nature located in the yard or on the structure. Must have written Modifications Committee approval prior to installation and must be maintained at all times.

Additional Documents Related to Resolution 2013-01, Maintenance Standards and Use Restrictions

- A. Design Guidelines, and all amendments thereto,
- B. Resolution 2011-01 r2, Architectural Committees Charter, and all amendments thereto,
- C. Resolution 2011-09r2, Deed Restrictions Process, and all amendments thereto,
- D. Resolution 201 0-17r2, Fine & Fees Policy, and all amendments thereto, and
- E. NTRCA's Covenants, Conditions, and Restrictions (CCRs)

Duly adopted at a meeting held by the Board of Directors of the New Territory Residential Community Association this 17th day of August 2020.

Effective Date: August 21st, 2020

Signed:



Michael Cassidy
President, Board of Directors

Attest:



Charles Basden
Secretary, Board of Directors

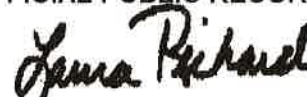
RETURNED AT COUNTER TO:

JHANFON GARCIA

601 HOMEWARD WAY

SUGAR LAND TX 77479

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk

Fort Bend County Texas

August 21, 2020 11:24:13 AM

FEE: \$52.00 TS1

2020110943



WEBSITE ACCESS for NEW TERRITORY RESIDENTS ONLY

www.newterritory.org

To protect the privacy of our users and the security of the website, please provide the following information. You will receive a confirmation email with a login ID and temporary password. Please print clearly.

I am the: Property Owner
 Renter

FIRST NAME: _____

LAST NAME: _____

ADDRESS: _____

PHONE (home): _____

PHONE (cell): _____

PHONE (work): _____

EMAIL (required): _____

(provide only one email address, please print clearly)

Can we share this email address with your Neighborhood Representative, so you can receive news and information relating to your immediate subdivision? YES
 NO

I have received and read the New Territory Website terms of service and I am in agreement.

Signature

Date

THIS SECTION FOR OFFICE USE ONLY

(if renter, relinquishment of rights by homeowner to tenant form is on file.)

Account Number: _____

Previous or Current
Property Owner: _____

Completion Date: _____

NTRCA Rep: _____

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We do not provide hardware, software, equipment or systems to any User to connect to or access the Internet, and all such hardware, software, equipment and systems shall remain the sole responsibility of the User.

1. REGISTRATION AND PASSWORDS

By registering to use the Services, you represent to us and agree that (a) you are 18 years of age or older, (b) a member in good standing of the association whose web site or other Services you intend to use and/or are otherwise permitted to access the web site or use the other Services for which you are registering, and (c) you have provided to us and will maintain at all times with us accurate, correct and complete information that may be requested by the registration forms (the "Registration Data"). If we have reason to believe that the Registration Data you have provided is not accurate or incomplete, we may suspend or terminate your ability to use any or all of the Services. Your Registration Data is subject to our Online Privacy Policy (see Section 3).

We attempt to protect the privacy and integrity of the Services by making access to and use of the Services subject to the use of a password. When you register to use the Services the first time, you will be given initial access to the Services through a password. Thereafter, you must use your password to access and use the Services. You must keep your password confidential and not share your password with anyone. You will be fully responsible for all activity that occurs under the use of your user name or password. You agree to immediately notify us of any unauthorized use of your user name or password by emailing us at Support@AssociationVoice.com.

2. CONDITIONS OF USE

You agree that you may use the Services only as long as you comply with rules, regulations and guidelines ("Rules") published by us from time to time. The Rules are in addition to any other rules, regulations or guidelines that may be adopted from time to time by your association or its management company. The current Rules are published at <http://www.associationvoice.com/legal/rules.htm>. We may amend or supplement the Rules from time to time in our sole discretion without prior notice. Changes are effective upon posting, and we encourage you to frequently review the Rules online for any changes. The Rules, as amended and supplemented from time to time, are incorporated by reference into these Terms of Service.

You agree not to reproduce, duplicate, copy, sell, resell or exploit for any commercial purposes, any portion of the Services.

We do not in the ordinary course pre-screen or monitor content of the web sites or public areas, nor on-line postings or other communications. However, we reserve the right, but not the obligation, to determine in our sole discretion what is and is not acceptable content on any web site or in any other communication or posting made in connection with the Services, to limit placement of any content on a web site or on any other area provided in connection with the Services, to remove, alter or block access to any content immediately and without prior notice, to determine in our sole and absolute discretion what is and is not an appropriate conduct and use of any of the Services, and to cease providing or bar access to any or all of the Services to any User at any time, for any reason or for no reason, without prior notice. We reserve the right, but not the obligation, to monitor and investigate complaints regarding any of the foregoing, and you agree to cooperate fully with us in providing access and information as may be requested at any time and from time to time. You agree that any reservation of rights by us imposes no obligation of any kind on us to take any of the foregoing actions.

Access to an association's web site and other portions of the Services, including content, is password protected. Currently, we also offer web site content backup Services to assist in the protection of content from loss. However, we do not warrant or guarantee the integrity or security of the Services or the content, information or data transmitted through or contained on any portion of the Services. Ultimately, the security of any association's web site, and of access to and of all content and data located on, any web site, are the responsibility of each association, its management company and/or the members of the association. Content and data on any web site may be subject to loss, alteration, corruption or destruction, and we shall have no responsibility therefore.

3. PRIVACY

Registration Data and other personally identifiable information about you that you provide to us through the Services is subject to our Online Privacy Policy. Our current Online Privacy Policy is found at <http://www.associationvoice.com/legal/privacy.htm>. Our Online Privacy Policy may be amended or supplemented from time to time by us in our sole discretion without prior notice. Changes are effective upon posting, and we encourage you to frequently review the Online Privacy Policy for any changes.

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We and/or our licensors own (a) the contents of Association Voice's web site, (b) the content contained in or presented through the Services by us or by third parties engaged by us (including, without limitation, text, music, sound, photographs, graphics, video, page layout, and design), (c) the software, hardware, files, processes, systems, databases and tools used or provided by us or by third parties engaged by us to provide the Services, (d) other tangible and intangible personal property relating to the Services, including, without limitation, the domain names, IP numbers and addresses that may be used by us in providing the Services, and (e) the trade names, trademarks, service marks, copyrights, patents, inventions, trade secrets, know-how and other intellectual property rights relating to the foregoing ("Association Voice Property").

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Your association or its management company may permit you to submit additional content to a web site to any "public areas" provided as part of the Services, subject to these Terms of Service (including, without limitation, the Rules). "Public areas" are areas where you may submit content for viewing by others and where others may submit content for viewing by you, such as news items, chat rooms or bulletin boards, whether or not access to such areas is restricted. You are responsible for such content and for postings, email and other communications transmitted or posted by you using the Services. By creating, posting or submitting content on a web site or any public area, or permitting others to do the same, you represent and warrant that the content complies with these Terms of Service (including, without limitation, the Rules), and grant to us and our affiliates a worldwide, perpetual, irrevocable, royalty-free, sub licensable (through multiple tiers) non-exclusive right and license to exercise all rights with respect to the content submitted, created or posted in any public area, and to cache, backup and otherwise use all such content, in order to provide the Services. You agree that such caching, backup and other use is not an infringement of any of your intellectual property rights or any third party's intellectual property rights.

You agree that we may preserve or disclose content if required to do so by law or regulation or in the good faith belief that disclosure is reasonably necessary to: (i) comply with legal process; (ii) enforce the Terms of Service; (iii) respond to claims that any content violates the rights of third parties; (iv) protect the rights, property, or personal safety of us, other Users or the public; or (v) provide the Services.

5. THIRD PARTY DEALINGS

If you acquire goods or services from a third party, whether or not the goods or services are used as part of or found through the Services, you agree that your business dealings with that third party are solely between you and the third party. We have no liability for any reason connected with such third party or the goods or services acquired, including, without limitation, complaints or claims concerning failure to perform, defects in goods or services or otherwise.

Links to other web sites or resources may be provided by us or third parties as part of the Services. You agree that we have no control over such sites and are not responsible for them. You also agree that we are not responsible for any content, advertising, products or material on or available from such sites or resources.

6. DISCLAIMERS AND LIMITATIONS

USE OF THE SERVICES AND ANY EQUIPMENT, SOFTWARE AND HARDWARE PROVIDED IN CONNECTION WITH THE SERVICES, IS ON AN "AS IS" BASIS AND ON AN "AS AVAILABLE" BASIS. WE MAKE NO, AND HEREBY DISCLAIM ANY AND ALL, REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE WITH RESPECT TO THE SERVICES OR SUCH PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT. NEITHER WE, YOUR ASSOCIATION, THE ASSOCIATION'S MANAGEMENT COMPANY, NOR ANY OTHER PERSON OR ENTITY INVOLVED IN CREATING, PRODUCING OR DELIVERING ANY OF THE SERVICES REPRESENTS OR WARRANTS THAT THE SERVICES WILL BE TIMELY, UNINTERRUPTED OR ERROR FREE, THAT DEFECTS WILL BE CORRECTED, OR

THAT THE SERVICES OR THE SERVERS OR OTHER PROPERTY THAT ARE USED IN PROVIDING THE SERVICES WILL BE FREE OF VIRUSES OR OTHER HARMFUL COMPONENTS. WE HEREBY DISCLAIM ANY LIABILITY OR RESPONSIBILITY, ARISING OUT OF THE INACCURACY, ILLEGALITY, AND/OR INAPPROPRIATENESS OF ANY CONTENT PROVIDED TO ANY WEB SITE OR ANY PUBLIC AREA, THE DAMAGE, DESTRUCTION OR CORRUPTION OF ANY CONTENT OR OTHER DATA, OR THE USE OR MISUSE OF, OR INABILITY TO USE, THE SERVICES BY ANY PERSON OR ENTITY.

IN NO EVENT WILL WE NOR ANY OTHER PERSON OR ENTITY INVOLVED IN CREATING, PRODUCING OR DELIVERING ANY OF THE SERVICES BE LIABLE FOR ANY INDIRECT, SPECIAL, OR CONSEQUENTIAL OR EXEMPLARY DAMAGES, INCLUDING BUT NOT LIMITED TO, DAMAGES FOR LOST PROFITS, GOODWILL, USE, DATA, OR OTHER INTANGIBLE LOSSES (EVEN IF WE HAVE BEEN NOTIFIED OF THE POSSIBILITY OF SUCH LOSSES) ARISING OUT OF OR RELATED TO THE SERVICES.

SOME JURISDICTIONS DO NOT ALLOW THE EXCLUSION OF IMPLIED WARRANTIES OR THE LIMITATION OR EXCLUSION OF LIABILITY. IN SUCH JURISDICTIONS, SOME OF THE LIMITATIONS IN THIS SECTION 8 MAY NOT APPLY TO YOU.

Under no circumstances will we be liable for failure or delay in connection with the Services if the failure or delay is due to circumstances beyond our control including, without limitation, acts of any governmental body, war, insurrection, sabotage, embargo, fire, flood, strike or other labor disturbance, interruption of or delay in transportation, unavailability of, interruption or delay in telecommunication or third party services (including DNS propagation), failure of third party software or hardware, or inability to obtain raw materials, supplies, or power used in equipment needed for the provision of services.

You agree that any claim or cause of action which you may have arising out of a claim related to these Terms of Service or the Services must be filed within one (1) year after such claim or cause of action arises, or the claim or cause of action will forever be barred.

7. INDEMNIFICATION

You agree to indemnify and hold harmless us and our parents, subsidiaries, affiliates, officers, members, employees and representatives from any and all claims, liability and expenses (including without limitation, reasonable attorneys fees) arising out of or related to your use of the Services, your breach of any provision of these Terms of Service, or any content posted or transmitted by you through the use of the Services. We reserve the right, at our own expense, to assume the exclusive defense and control of any matter otherwise subject to indemnification by you, which shall not excuse your indemnity obligations.

8. NOTICES

We may send notices by electronic mail, regular mail, courier or overnight delivery to the electronic mail address, mailing address or delivery address most recently provided. Notices will be effective upon transmission or delivery. We may provide changes to the Terms of Service (including, without limitation, the Rules and our Online Privacy Policy) by posting such changes on the Internet.

9. TRADEMARKS

The trademarks, service marks and logos shown on this web site (collectively, the "Marks"), including Association Voice and Association Voice are trademarks of Association Voice, Inc. Other third parties' trademarks may also appear on this web site. The trademark Association Voice may also appear on other portions of the Services. You may not use the Marks or third parties' trademarks without the prior written permission of Association Voice, Inc. or the applicable third party.

10. COPYRIGHTS AND INFRINGEMENT CLAIMS

We respect the intellectual property rights of others. We will process and investigate notices of alleged infringement of intellectual property rights related to this web site or the Services, as provided by Digital Millennium Copyright Act ("DMCA"), and will respond appropriately, as provided by the DMCA. As appropriate, we will move expeditiously to remove or disable access to material claimed to be infringing or claimed to be the subject of infringing activity. We will terminate access to Users who are repeat infringers. Notices of claimed infringement should be directed to our Copyright Agent at the following address:

Legal Department
Association Voice, Inc.
400 S. Colorado Blvd. Ste 790
Denver, CO 80246
(303) 322-5425
Legal@AssociationVoice.com

11. GENERAL PROVISIONS

These Terms of Service constitute the entire agreement between you and us concerning your use of the Services and the relationship between you and us, and supersede any prior or contemporaneous oral or written communications, representations or understandings concerning the subject matter. You may be subject to additional terms and conditions imposed by a separate agreement between Users, for example a separate agreement between an association and its management company or between members and their association or its management company. We are not bound by or subject to any such agreements. In addition, we may have entered into separate agreements with less than all Users, for example an agreement between us and a management company. If you are not a party to any such agreement, then you agree that you are not subject to it, are not entitled to enforce it, and are not a third-party beneficiary of it. You agree that you are not relying on any representation, warranty, guarantee or statement of any kind or nature made by us or anyone on our behalf except as set forth in these Terms of Service. If any provision of the Terms of Service is held invalid or unenforceable, the remaining provisions will remain in effect.

No waiver of any breach or failure or delay in exercising any right, power or remedy of any provision of these Terms of Service shall constitute a waiver of the same or any other provision hereof with respect to prior, concurrent or subsequent occurrences and no waiver shall be effective unless made in writing and signed by an authorized representative of the party against whom such waiver is sought. These Terms of Service, and any dispute arising pursuant to these Terms of Service, shall be governed by Colorado law, exclusive of its provisions regarding conflicts of law. Any action relating to these Terms of Service must be brought in Denver, Colorado, and both parties irrevocably consent to the jurisdiction of the state and federal courts located in Denver, Colorado.

Titles and headings are included solely for convenient reference and are not part of these Terms of Service. You may not assign any of your rights or obligations (in whole or in part) without our prior written consent, which we may withhold, in our sole discretion. We may assign our rights and obligations under these Terms of Service without your prior written consent.

12. MICROSOFT TERMS OF SERVICE

We have incorporated certain third party services provided by Microsoft Corporation into the Services and your use of such services are conditioned upon your agreement to comply with the terms of use published by Microsoft Corporation, as these terms are modified from time to time in Microsoft's sole and absolute discretion. A current copy of the terms of use are available at <http://go.microsoft.com/fwlink/?Linkid=21969> (the "Microsoft Terms of Use"). You are responsible for reading carefully the Microsoft terms of use and complying with these conditions with regard to the third-party services provided by Microsoft.

Acknowledgement of NTRCA Material and Information

I, _____, owner of property located at _____
(Please Print)

do hereby acknowledge that I did receive a New Homeowner's Guide book from the Association Office.

The contents of this packet include:

- A) A QR Code that can be scanned with a smart phone to be directed to New Territory Residential Community Association, Inc. Governing Documents
- B) Club Membership Form & Rules
- C) Modification Request Form
- D) Garage Sale Sign Form & Rules
- E) Park Pavilion Rental Form & Rules
- F) (Two automobile decals and one No Soliciting sticker) Optional: To receive, please bring this signed form to NTRCA office.

Homeowners signature _____

Neighborhood: _____

Today's Date: _____ / _____ / _____

Primary Phone Number: _____

Office Use Only:

Association Representative: _____